



£625,000

Southwood Road, New Eltham, SE9 3QH

Chattertons

EST 1893

Located in a popular area and 7 minutes from New Eltham mainline station is this extended 1930s semi detached house offered to the market chain free. The accommodation includes 2 receptions and additional family space which is open plan to the kitchen with large lantern roof, 3 bedrooms, modern first floor bathroom with bath and separate shower and ground floor cloakroom. The house has gas central heating and double glazing and is in a clean and tidy condition and ready for the next person to move in. The outside features a rear garden and driveway to the front with parking for 2 cars and electric charger. The house also enjoys easy transport links to numerous excellent state, private and Bexley grammar schools.



**Extended 1930s semi detached house**  
**Family room with lantern roof**  
**Nice garden with garden office**  
**Modern first floor bathroom**  
**Ground floor cloakroom**

**Entrance hall**

Engineered oak flooring, radiator, under stairs storage cupboard

**Lounge 16' 1" x 12' 10" (4.90m x 3.91m)**

Double glazed bay window, radiator, fireplace, carpet, picture rail, coving

**Dining room 12' 5" x 11' 0" (3.78m x 3.35m)**

Fireplace, radiator, engineered oak flooring

**Kitchen 9' 7" x 8' 3" (2.92m x 2.51m)**

Fitted wall and base units with laminated work surface, integrated oven and gas hob, eye level microwave, sink unit with mixer taps, plumbing for washing machine, plumbing for dishwasher vinyl floor covering

**Family room 16' 3" x 11' 10" (4.95m x 3.60m)**

Lantern roof with electric remote control opening, doors to the garden, double glazed window to the side, fan, vinyl floor covering

**Ground floor wc**

Frosted double glazed window, low level wc, wash hand basin with mixer taps, tiled walls and floor, boiler

**Driveway to front with parking for 2 cars**  
**7 minutes to New Eltham mainline station**  
**Chain free**  
**Charming family home**  
**Easy transport links**

**Stairs to the first floor**

Carpet, frosted double glazed window to the side, airing cupboard housing immersion heater, access to loft

**Bedroom 1 16' 5" x 11' 6" (5.00m x 3.50m)**

Double glazed bay window, radiator, carpet

**Bedroom 2 12' 4" x 10' 10" (3.76m x 3.30m)**

Double glazed window, radiator, carpet

**Bedroom 3 7' 10" x 7' 7" (2.39m x 2.31m)**

Double glazed window, radiator, carpet

**Bathroom 8' 6" x 8' 2" (2.59m x 2.49m)**

Frosted double glazed window, panelled bath with mixer taps and shower attachment, walk in shower, dual sinks with mixer taps, low level wc, radiator, tiled walls and floor, extractor fan

**Rear garden 68' 8" x 25' 7" (20.91m x 7.79m)**

South facing, laid to lawn with patio, side access, various sheds, outside tap and light

**Garden studio 12' 10" x 6' 11" (3.91m x 2.11m)**

With light and power

**Front driveway**

Providing off road parking, with space for 2 cars, 7.5kw car charger





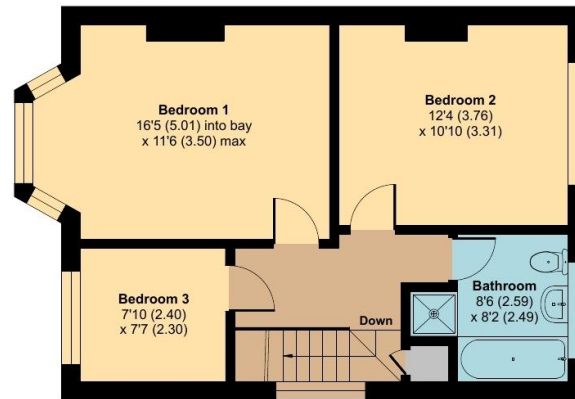
## Southwood Road, London, SE9

Approximate Area = 1239 sq ft / 115.1 sq m

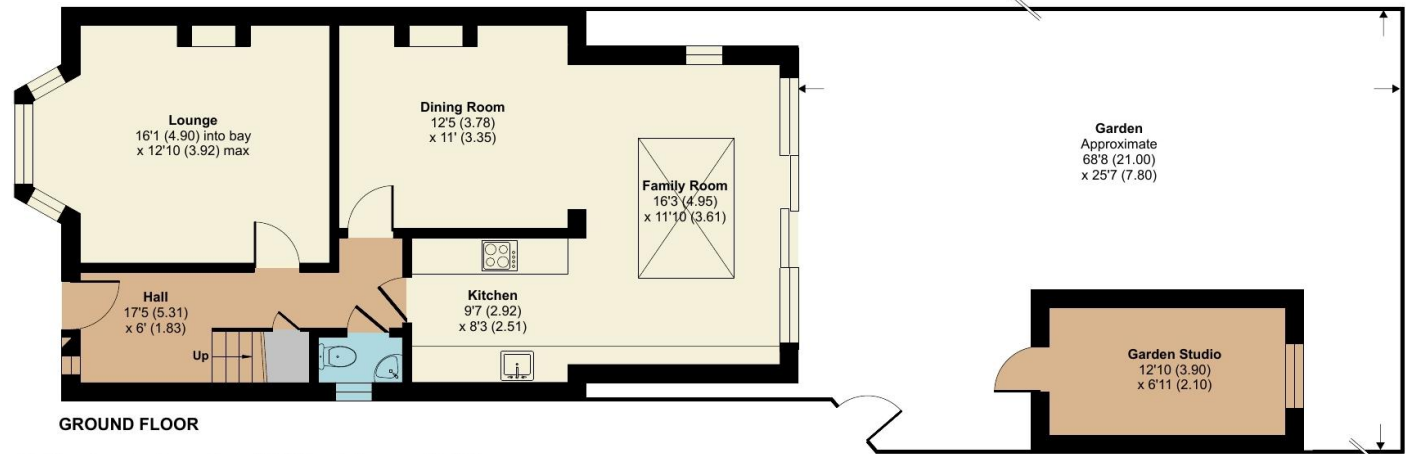
Outbuilding = 88 sq ft / 8.2 sq m

Total = 1327 sq ft / 123.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1425044

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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