# £550,000

Footscray Road, New Eltham, SE9 2SZ

Chattertons

EST 1893

Located in a great central position between New Eltham and Eltham is this good size semi detached house approached via a generous frontage and with a long rear garden. The accommodation includes 2 large receptions which are open plan to each other, 3 bedrooms and bathroom with separate wc.
The property has great potential and needs some updating but would also be perfect for further extension subject to planning.
The area is blessed with plenty of green spaces and great shops and services and perfect for families.
The property is offered to the market chain free.

**Good size semi detached house**
**Generous frontage**
**Long rear garden**
**3 bedrooms**
**2 large receptions**

**Entrance porch**

**Entrance hall 17' 9" x 5' 11" (5.41m x 1.80m)**
Double radiator, carpet, under stairs storage cupboard, larder cupboard

**Lounge 17' 0" x 12' 7" (5.18m x 3.83m)**
Double glazed bay window, radiator, gas fire, carpet

**Dining room 13' 8" x 11' 11" (4.16m x 3.63m)**
Double glazed sliding doors to the garden, double radiator, carpet

**Kitchen 9' 10" x 6' 11" (2.99m x 2.11m)**
Double glazed door to the garden, double glazed window, fitted wall and base units with laminated work surface. built in oven and gas hob with extractor hood, sink unit with mixer taps, integrated fridge, cupboard housing baxi boiler

**Stairs to the first floor**
Access to loft, carpet

**Covered patio**
**Gas central heating**
**Double glazing**
**Great for extension (stpp)**
**Chain free**

**Bedroom 1 17' 5" x 11' 6" (5.30m x 3.50m)**
Double glazed bay window, radiator, carpet

**Bedroom 2 13' 7" x 10' 10" (4.14m x 3.30m)**
Double glazed window, radiator

**Bedroom 3 9' 2" x 7' 3" (2.79m x 2.21m)**
Double glazed bay window, radiator, carpet

**Bathroom 8' 2" x 6' 0" (2.49m x 1.83m)**
Frosted double glazed window, panelled bath with mixer taps and shower screen, wash hand basin with vanity below. cupboard housing hot water cylinder, chrome heated towel rail which is part of the central heating system

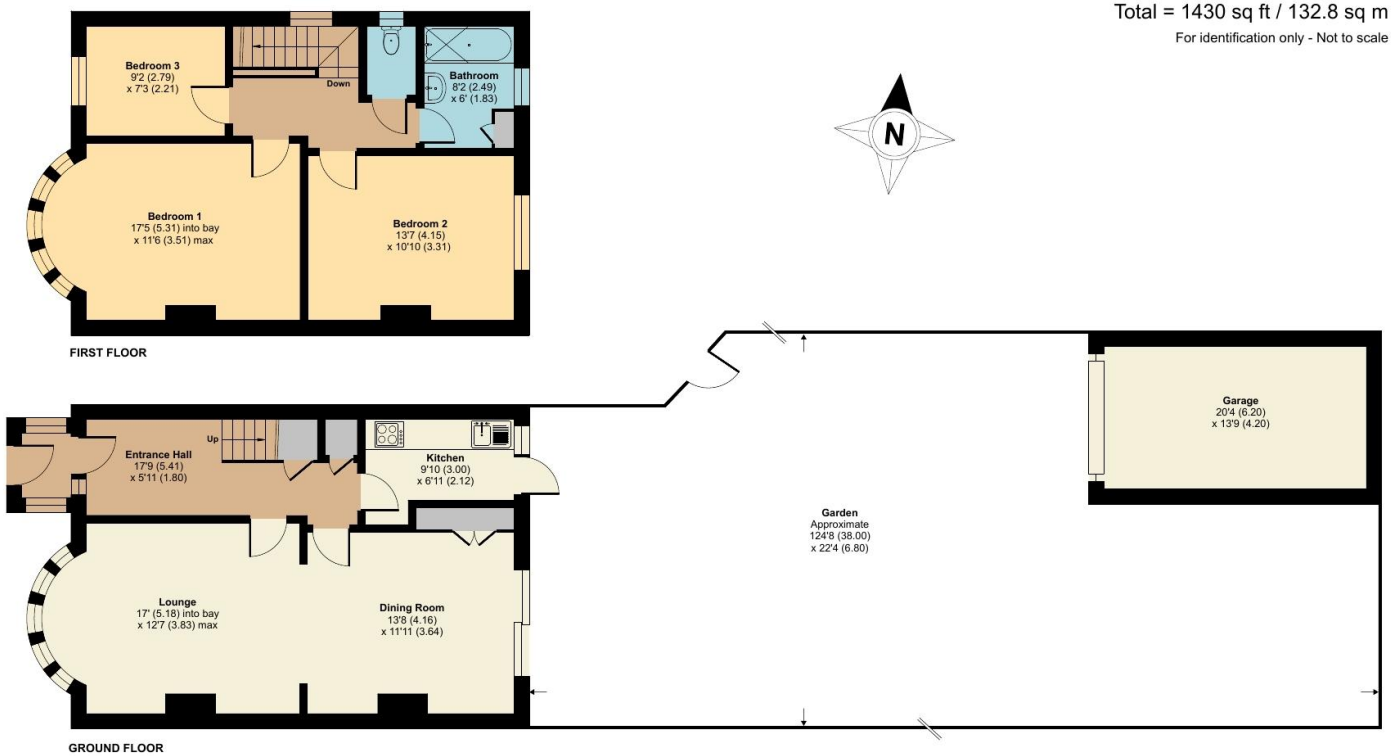
**Separate wc**
Frosted double glazed window, low level wc

**Rear garden 124' 8" x 22' 4" (37.97m x 6.80m)**
Patio which is partially covered by veranda, laid to lawn, timber shed, garden to rear with rear access

**Garage 20' 4" x 13' 9" (6.19m x 4.19m)**
Accessed at rear of property via a shared driveway

# Footscray Road, London, SE9

Approximate Area = 1150 sq ft / 106.8 sq m
Garage = 280 sq ft / 26 sq m
Total = 1430 sq ft / 132.8 sq m
For identification only - Not to scale




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: 1441766

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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