



36, Crown Woods Way, London SE9 2NN
Guide Price £1,100,000



Guide Price £1,100,000-£1,150,000 Park Estates are pleased to present this exceptional four-bedroom extended semi-detached residence, enviably positioned within the prestigious and ever-popular Eltham Heights. Thoughtfully enhanced by the current owners and finished to an impeccable standard throughout, this impressive family home offers expansive and versatile accommodation arranged across three floors. The ground floor welcomes you with a spacious entrance hall, a well-proportioned reception room, guest WC, separate utility room, and integral garage. To the rear, the heart of the home unfolds—a beautifully appointed bespoke kitchen, dining and living space designed with entertaining and everyday family life in mind, featuring high-end finishes and generous proportions. On the first floor, you'll find a luxurious family bathroom and three double bedrooms, each offering comfort and space. The principal suite occupies the top floor, boasting two Juliet balconies with far-reaching views, bespoke fitted wardrobes and storage, a dedicated dressing area, and a stylish en-suite shower room. Externally, the property benefits from a resin driveway providing ample off-street parking, while the rear garden offers a private, landscaped retreat complete with a large patio and ambient feature lighting—perfect for relaxing or hosting. Ideally located within easy reach of New Eltham, Eltham and Falconwood stations, a selection of highly regarded schools, and picturesque open spaces, this outstanding home combines space, style, and convenience in one of SE9's most desirable neighbourhoods. Early viewing is strongly advised.

Local Authority: {prop_LA_county}
 Council Tax Band: {council_tax_band}



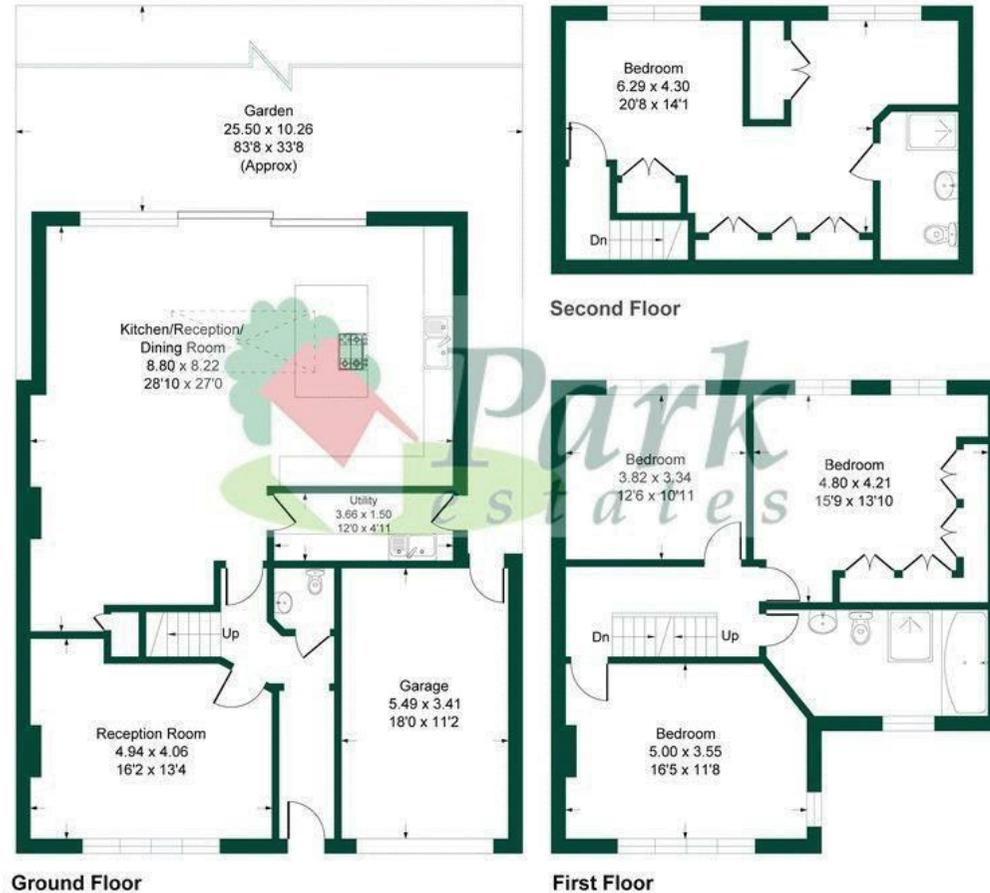
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Crown Woods Way, SE9

Approximate Gross Internal Area = 200.4 sq m / 2157 sq ft
 Garage House = 18.7 sq m / 202 sq ft
 Total = 219.1 sq m / 2359 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.