

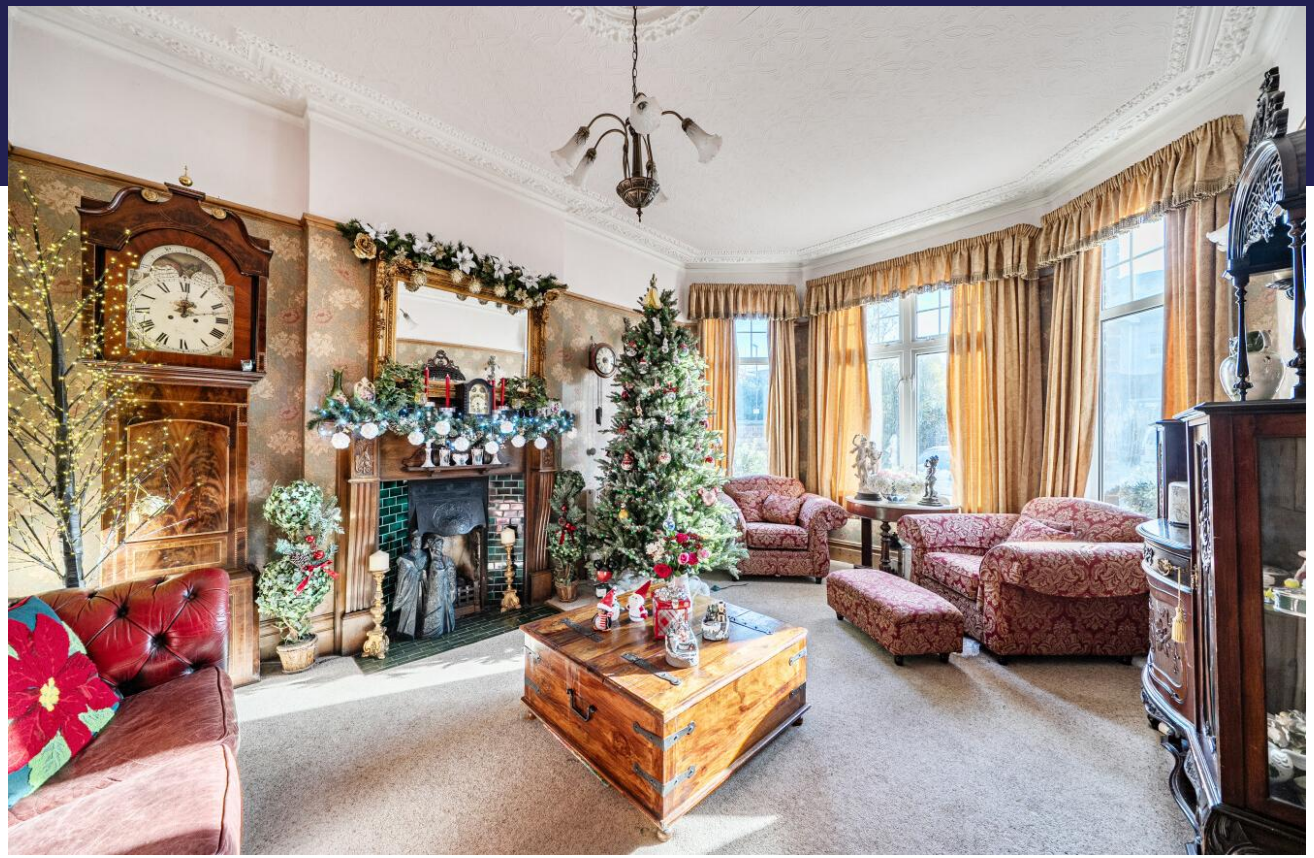
Guide price £1,250,000

Glenlyon Road, Eltham, SE9 1AL

Chattertons

EST 1893

We are delighted to present this beautiful double fronted semi detached Corbett house, which is steps away from the vast open space of Eltham Park. This has been a wonderful home for the current owners for 39 years and has been and is a true family home. The grand entrance divides the 2 very large receptions both of which have fireplaces, at the end of the hallway is a ground floor cloakroom and the heart of the house the large open plan kitchen, dining, family space which has a modern kitchen. The property has a half landing cloakroom and on the first floor 4 double bedrooms and modern bathroom with free standing bath and separate walk in shower. With ludicrously high ceilings and some original features from the original build of 1909. The house also has a walk in cellar, office on the ground floor, beautiful garden, private front driveway and an ingenious covered alleyway which provides wheelie bin storage and has a bespoke natural outdoor fridge with drink storage. The house has the all important instant kerb appeal. Offered to the market virtually chain free.









Beautiful Corbett house
Built in 1909
Double fronted semi detached
2 massive receptions
4 double bedrooms
Steps from the park

Entrance hall
Spacious hallway, double radiator, Karndean flooring

Lounge 25' 2" x 12' 0" (7.66m x 3.65m)
Double glazed window to the front, feature fireplace with gas fire, original coving and centre rose, double radiator, carpet

Conservatory 11' 6" x 7' 1" (3.50m x 2.16m)
Double glazed doors to the outside, radiator, Karndean flooring, set up as an office this is a lovely bright space providing a great work from home option

Second reception 18' 3" x 12' 6" (5.56m x 3.81m)
Double glazed bay window, feature fireplace with gas fire, original coving and centre rose, radiator, carpet

Kitchen diner 24' 8" x 18' 1" (7.51m x 5.51m)
Double glazed window, double glazed sliding doors to the outside, fitted wall and base units with enamel single drainer sink unit with 1.5 bowl and mixer taps, integrated oven and integrated microwave, second integrated oven with gas hob above and extractor hood, 2 larder cupboards one housing the boiler, island, double radiator, laminate flooring

Ground floor cloakroom 11' 2" x 5' 8" (3.40m x 1.73m)
Frosted double glazed window, space for shower, low level wc, pedestal wash hand basin, Karndean flooring, tiled walls

Stairs to the first floor
Switchback stairway to the first floor with half landing

Half landing
Double glazed window to the rear

Cloakroom
Off the half landing, Frosted double glazed window, low level wc, wash hand basin with mixer taps, radiator, loft space

Large family kitchen
Modern first floor bathroom
2 additional toilets
Private driveway to the front
Virtually chain free
Instant kerb appeal

Bedroom 1 17' 11" x 12' 11" (5.46m x 3.93m)
Double glazed windows with side view to Eltham Park, double radiator, carpet, integrated wardrobes, fireplace

Bedroom 2 16' 11" x 12' 4" (5.15m x 3.76m)
Double glazed bat window with view to Eltham park, double radiator, carpet

Bedroom 3 12' 2" x 11' 1" (3.71m x 3.38m)
Double glazed window, radiator, carpet

Bedroom 4 10' 5" x 8' 6" (3.17m x 2.59m)
Double glazed window, radiator, carpet, access to loft which is part boarded and has a light and ladder

Bathroom 12' 4" x 5' 1" (3.76m x 1.55m)
2 frosted double glazed window, free standing bath with claw feet, separate large walk in shower with rain head and separate hand held shower, downlights, half tiled walls, radiator and heated towel rail

Cellar 22' 4" x 5' 6" (6.80m x 1.68m)
Great space with lighting

Side alleyway 26' 3" x 3' 3" (7.99m x 0.99m)
Accessed from the kitchen with access to the front, space for wheelie bins, natural fridge with bespoke drink storage area

Rear garden 65' 7" x 34' 5" (19.97m x 10.48m)
Raised patio, outside tap, steps down to lawned area and additional patio, summer house

Front driveway
Blocked paved with comfortable parking for 2 cars, artificial grass to one side, thoughtful planting







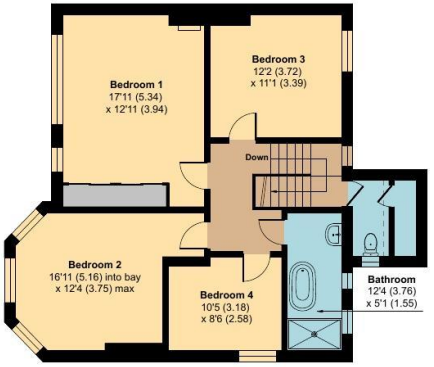




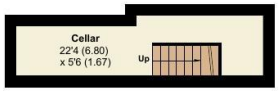


Glenlyon Road, London, SE9

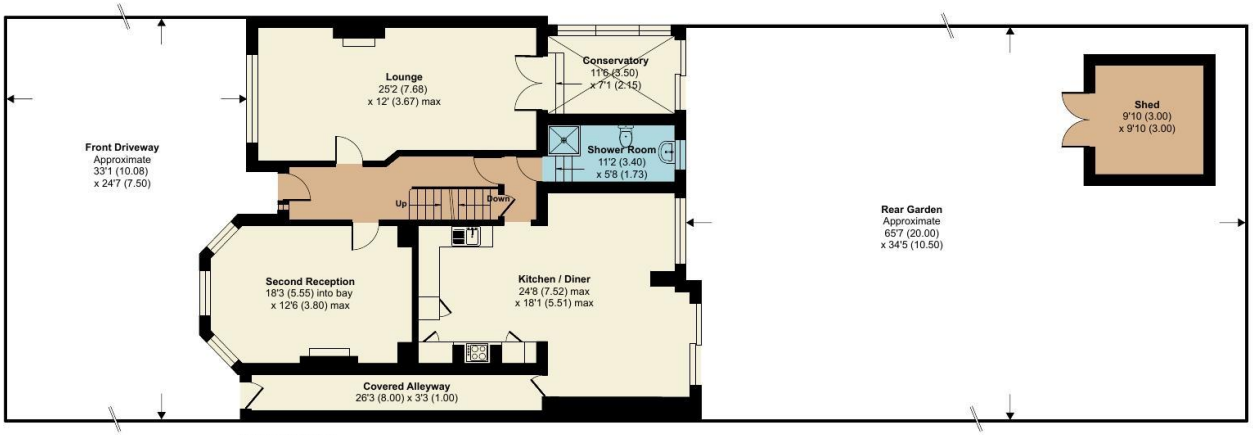
Approximate Area = 2267 sq ft / 210.6 sq m
Limited Use Area(s) = 20 sq ft / 1.8 sq m
Outbuilding = 97 sq ft / 9 sq m
Total = 2384 sq ft / 221.4 sq m
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Denotes restricted head height

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: 1550191

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