



£315,000

High Point, New Eltham, SE9 3PA

Chattertons

EST 1893

# First floor maisonette

Part of a very quiet and small cul de sac development is this first floor modern maisonette, presented to the market in immaculate condition. The accommodation includes lounge, modern kitchen and bathroom and 2 bedrooms. The rear garden is lovely and really private and finished with artificial grass. Located close by to New Eltham mainline station and Chislehurst Village. This is a great first time buy.



**Very quiet cul de sac development**

**First floor maisonette**

**Immaculate condition**

**2 bedrooms**

**Private garden**

**Private Entrance**

Stairs to first floor with carpet runner, double glazed window to the side, storage cupboards

**Lounge 13' 7" x 10' 0" (4.14m x 3.05m)**

Double glazed window, radiator, carpet

**Kitchen 9' 9" x 7' 0" (2.97m x 2.13m)**

Dual aspect double glazed windows, fitted wall and base units with work surface, built in oven and hob with extractor hood, stainless steel single drainer sink unit with mixer taps, tiled walls and floor, plumbing for washing machine

**Close to New Eltham mainline station**

**Close to Chislehurst Village**

**Great first time buy**

**No service charge**

**Bedroom 1 14' 0" x 10' 0" (4.26m x 3.05m)**

Double glazed window, radiator, carpet, built in wardrobes

**Bedroom 2 10' 8" x 7' 8" (3.25m x 2.34m)**

Double glazed window, radiator, built in wardrobes, additional cupboard, carpet

**Bathroom**

Frosted double glazed window, panelled bath with mixer taps and shower above, pedestal wash hand basin with mixer taps, low level wc, tiled walls and floor, chrome heated towel rail

**Rear Garden 27' 0" x 13' 0" (8.22m x 3.96m)**

Private garden with artificial grass area and outdoor tap, perfect for a cheeky BBQ

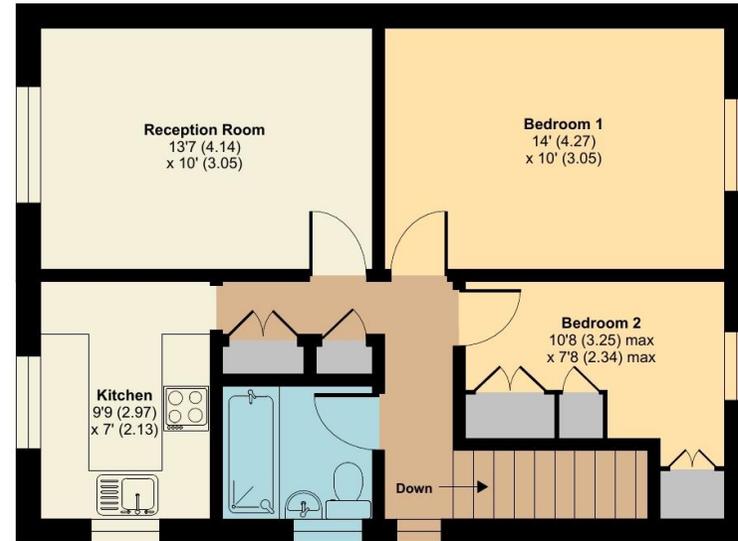
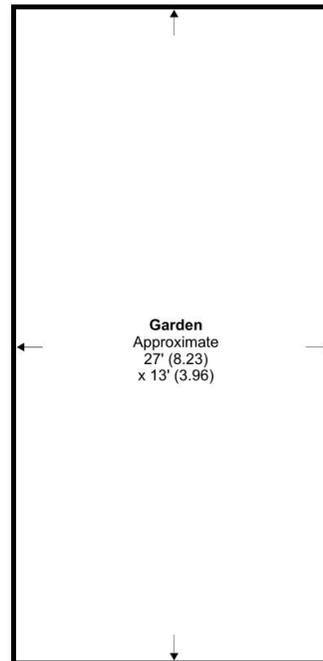




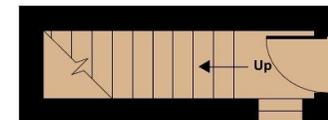
# High Point, London, SE9

Approximate Area = 603 sq ft / 56 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1150960

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:

020 8859 4000

405 Footscray Road  
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

# Chattertons

EST 1893