



£725,000

Footscray Road, New Eltham, SE9 2EJ

Chattertons

EST 1893

# 4 bed semi detached house

Located in a great position minutes away from New Eltham mainline station and with a lovely green outlook to the front. This is a stunning 1930s semi detached which has been extended to the rear and into the loft. The accommodation includes a formal lounge with window seat, large open plan kitchen dining room with bi fold doors to the garden, 4 bedrooms and 2 bathrooms both with a high end finish. The whole property is presented in excellent condition featuring light and neutral decor complimented by double glazing and gas central heating with many lovely little touches. The rear garden is south facing and has a lawn area and great patio with a great summer house. To the front is a block paved driveway with parking for 2 cars side by side. The house is very nearby to New Eltham town centre with a great range of shops and services, along with the very popular Wyborne Primary School. Great family house ticking lots of boxes.



**Extended 1930s semi detached house**  
**4 bedrooms**  
**2 bathrooms with a high end finish**  
**Stunning finish**  
**Large kitchen diner with bi folding doors**

**Entrance Hall**

Engineered oak flooring, column radiator, under stairs storage cupboard, cloaks cupboard

**Lounge 14' 3" x 12' 0" (4.34m x 3.65m)**

Double glazed bay window with shutters, with window seat and storage below, built in cabinetry with shelves above, engineered oak flooring

**Kitchen 18' 2" x 15' 9" (5.53m x 4.80m)**

Fully fitted wall and base units with wood block work surface, enamel sink unit with 1.5 bowl and mixer taps, rangemaster oven with matching hood, integrated dishwasher, integrated washing machine, column radiator, open plan to dining room, multi fuel burner open plan to dining room with decorative beam above,

**Dining Room 14' 8" x 10' 10" (4.47m x 3.30m)**

Bi fold doors to the garden, 2 skylight windows, tiled floor

**Stairs to the first floor**

Window to the side, carpet

**Bedroom 2 17' 1" x 10' 7" (5.20m x 3.22m)**

Double glazed bay window with shutters with lovely outlook, fireplace, stripped floorboards, built in wardrobes, column radiator

**Bedroom 3 13' 4" x 10' 7" (4.06m x 3.22m)**

Double glazed window with view to the garden, column radiator, fireplace, carpet, built in wardrobe

**Bedroom 4 9' 5" x 7' 3" (2.87m x 2.21m)**

Double glazed bay window, column radiator, carpet

**108 foot South facing garden**

**Formal lounge with bay window seat**

**Garden summer house with chill out patio**

**Potentially chain free**

**Minutes away from New Eltham mainline station**

**Family Bathroom 9' 10" x 7' 0" (2.99m x 2.13m)**

Frosted double glazed window, large free standing bath with matt black taps, and tiled wall behind, large shower cubicle, low level wc, wall hung wash hand basin with matt black mixer tap and tiled splashback, matt black heated towel rail, hexagon mosaic tiled floor

**Stairs to the top floor**

Carpet

**Bedroom1 20' 3" x 12' 10" (6.17m x 3.91m)**

Double glazed window to the rear, double radiator, eaves wardrobe, housing boiler (new in 2021)

**En Suite 10' 3" x 7' 3" (3.12m x 2.21m)**

Frosted double glazed window, wet room style shower with glass screen, wash hand basin with vanity below, low level wc, beautifully tiled walls and floors

**Rear Garden 108' 0" x 19' 9" (32.89m x 6.02m)**

South facing, large patio area leading to lawned area (grass is newly laid), flower borders and path to the back of the garden, additional patio area perfect for BBQing and chilling, summer house with double doors, power and light and great garden room that would also be ideal for someone to work from home. Extra storage behind the summer house with 2 storage sheds, log storage and water butt. Side access

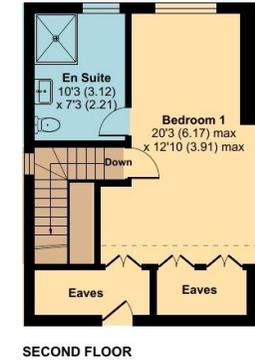
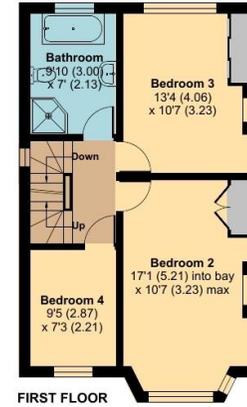
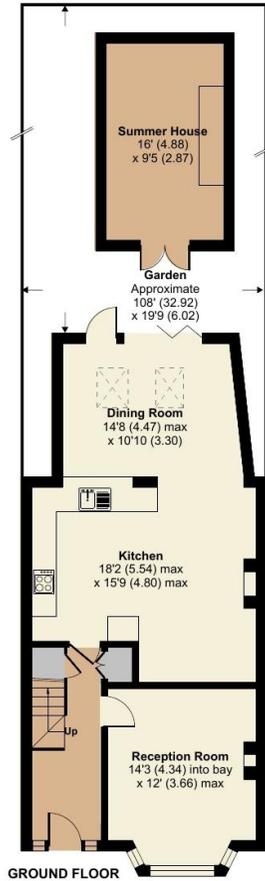
**Summer House 16' 0" x 9' 5" (4.87m x 2.87m)**

Double doors, light and power, perfect work from home solution and even better home

**Front Driveway**

Blocked paved with space for 2 cars parked side by side.





## Footscray Road, London, SE9

Approximate Area = 1589 sq ft / 147.6 sq m

Limited Use Area(s) = 96 sq ft / 9 sq m

Summer House = 152 sq ft / 14.1 sq m

Total = 1837 sq ft / 170.6 sq m

For identification only - Not to scale

Denotes restricted  
head height



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: 1079551

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