



Guide Price £550,000

Charldane Road, New Eltham, SE9 3PF

Chattertons

Est. 1893

3 bed semi detached house

Located in a popular location close by to New Eltham mainline station and with easy access to Chislehurst village.

This is a 1930s semi detached house offered to the market chain free and featuring a beautiful rear garden and off road parking to the front.

The house has good room sizes and the current owners have already made the kitchen open plan to the dining room, with a large separate lounge.

The house is nice and tidy with gas central heating and double glazing and is ready to move in, but also has great potential for extension to the rear and in to the loft and whilst this would be subject to planning the precedent has well and truly been set in the area.

The location is so central with immediate road access to the A20 which leads directly into London and to the Kent coast and on the doorstep are a host of bus routes.



Popular location

1930s semi detached house

Great room sizes

Ideal for extension stpp

Open plan kitchen diner

Entrance Hall

Wood flooring, radiator

Lounge 15' 11" x 12' 8" (4.85m x 3.86m)

Double glazed bay window, bay radiator, limestone fireplace with inset gas fire

Kitchen/Diner 19' 1" x 12' 5" (5.81m x 3.78m)

Double glazed window with lovely view to the garden, door to garden, fitted wall and base units, butler sink with mixer tap, built in oven and hob with extractor hood, integrated fridge freezer, integrated dish washer, cupboard housing worcester combi boiler, radiator

Stairs to the first floor

Double glazed window to the side, carpet, access to the loft

Large bathroom

Beautiful garden

Off road parking

Chain free

Close to New Eltham mainline station

Bedroom 1 16' 5" x 11' 5" (5.00m x 3.48m)

Double glazed bay window, radiator, carpet

Bedroom 2 12' 5" x 10' 11" (3.78m x 3.32m)

Double glazed window, radiator, carpet

Bedroom 3 8' 2" x 7' 7" (2.49m x 2.31m)

Double glazed window, radiator, carpet

Bathroom

Frosted double glazed window, shower bath with screen and mixer taps with shower above, low level wc, wash hand basin with integrated cupboards below, tiled walls vinyl floor covering, tiled walls

Rear Garden 91' 0" x 25' 0" (27.72m x 7.61m)

Large patio area with steps down to lawned area, mature plants and trees, side access, timber built shed

Garage 19' 0" x 8' 5" (5.79m x 2.56m)

Accessed via shared driveway, the property also has a private off road parking space to the front





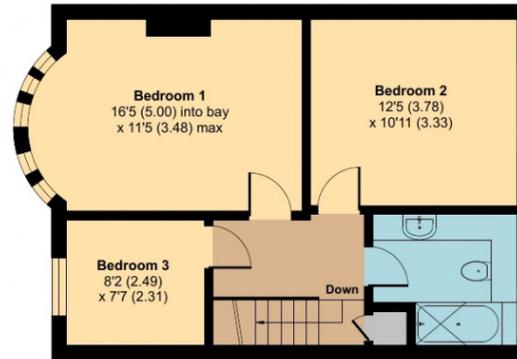
Charldane Road, London, SE9

Approximate Area = 1045 sq ft / 97 sq m

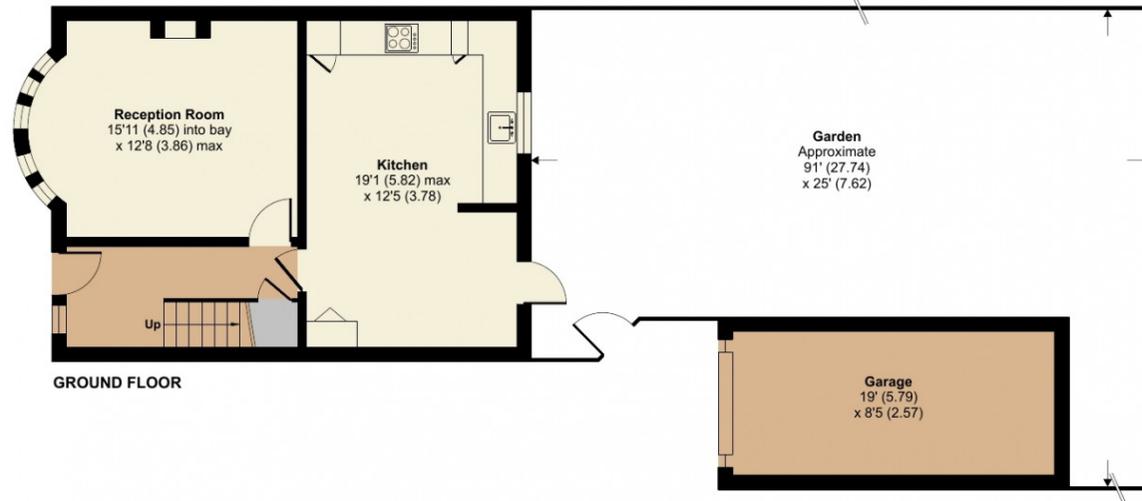
Garage = 160 sq ft / 14.8 sq m

Total = 1205 sq ft / 111.8 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). © ricscom 2023. Produced for Chattertons Estate Agents Ltd. REF: 1048558

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.
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