



Price Band £550,000 - £575,000

Brendon Road, New Eltham, SE9 3RP

Chattertons

Est. 1893



# 3 Bed semi detached house

## Price band 550,000 to 575,000

Located in the heart of the Dulverton catchment area just around the corner from the very popular school and around 7 minutes stroll to New Eltham mainline station.

The neighbourhood is so peaceful, and people take pride in the presentation of their homes.

This is a 1930s semi detached house offered to the market prime and ready for the next person to put their own stamp on it.

Many of the houses in this road have a shared driveway but this one has a private driveway which leads to the attached garage at the side and the rear garden is a great size.

Whilst the house is ready to be updated it has been really well cared for and although old fashioned is in lovely condition. Potential for extension is excellent and whilst this is subject to planning the precedent has been set in the area to expand up to the side and to the rear. The property is offered to the market chain free.





- Very popular neighbourhood
- Dulverton catchment
- 7 Minutes to New Eltham mainline station
- 1930s semi detached house
- Private driveway (not shared)

#### Entrance Porch

#### Entrance Hall

Under stairs storage cupboard

#### Lounge 15' 2" x 12' 8" (4.62m x 3.86m)

Double glazed bay window, 2 double radiators, gas fire, carpet

#### Dining Room 12' 8" x 11' 11" (3.86m x 3.63m)

Double glazed sliding doors to the garden, gas fire with back boiler, radiator, carpet

#### Kitchen 11' 4" x 8' 11" (3.45m x 2.72m)

Double glazed window, door to the garden, fitted wall and base units with laminated work surface, stainless steel sink unit with 1.5 bowl and mixer taps, pantry, double oven and gas hob

#### Stairs to the first floor

Frosted double glazed window, access to the loft, carpet

- Attached garage
- Good size garden
- Needs updating but very good condition
- Chain free
- Great potential for extension (stpp)

#### Bedroom 1 15' 8" x 11' 7" (4.78m x 3.53m)

Double glazed bay window, double radiator, built in wardrobes, carpet

#### Bedroom 2 11' 11" x 11' 7" (3.63m x 3.53m)

Double glazed window, radiator, carpet

#### Bedroom 3 8' 5" x 7' 11" (2.57m x 2.41m)

Double glazed window, radiator

#### Bathroom

Dual aspect frosted double glazed windows, panelled bath with mixer taps, pedestal wash hand basin, low level wc, tiled walls, radiator, vinyl floor covering

#### Garage 18' 0" x 7' 10" (5.49m x 2.39m)

Attached to the side with light and power with private driveway

#### Garden 89' 0" x 29' 0" (27.13m x 8.84m)

Laid to lawn with patio area, plants and shrubs





## Brendon Road, London, SE9

Approximate Area = 1235 sq ft / 114.7 sq m (includes garage)

Outbuilding = 88 sq ft / 8.1 sq m

Total = 1323 sq ft / 122.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Chattertons Estate Agents Ltd. REF: 975328

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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