



Price Band £600,000 to £625,000

Sparrows Lane, New Eltham, SE9 2BU

**Chattertons**  
EST 1893

Occupying a generous corner plot towards the end of an extremely popular road is this classy semi detached house. Being on a corner plot the property has a lovely wide garden and large driveway. The property is presented in immaculate condition and is perfect for someone who just wants to move in and enjoy living from day one. The accommodation includes a large lounge, separate open plan kitchen diner with views to the outside, 3 bedrooms and bathroom. The property offers a fantastic potential for extension to the rear, to the side and into the loft, whilst this would be subject to planning the precedent has been already set in the area and as it is a corner plot the house has lovely scope to grow into the size of the garden. The road is right next to the entrance to the award winning Avery Hill Park. The location is so quiet and still less than 10 minutes to New Eltham mainline station which offers zone 4 access into London and The City. The house is offered to the market chain free.



**Classy semi detached house**  
**Generous corner plot**  
**Immaculate condition**  
**Fantastic scope for extension (stpp)**  
**Open plan kitchen diner**

#### **Entrance Hall**

Vertical radiator, frosted double glazed window, under stairs storage cupboard, carpet

#### **Lounge 15' 1" x 10' 6" (4.59m x 3.20m)**

Double glazed bay window with shutters, fireplace with attractive surround, radiator, carpet

#### **Kitchen Diner 21' 4" x 11' 6" (6.50m x 3.50m)**

Double glazed window with shutters, double glazed french doors with shutters, wall and base units with work surface, enamel single drainer sink unit with 1.5 bowl and mixer taps, integrated oven and hob with extractor hood, tiled walls and floor, large dining area with space for dining table

#### **Stairs to the first floor**

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

**Large driveway**  
**Wide garden**  
**Chain free**  
**Less than 10 minutes to New Eltham mainline station**  
**Right next to entrance to Avery Hill Park**

#### **Bedroom 1 15' 5" x 10' 2" (4.70m x 3.10m)**

Leaded light double glazed bay window, radiator, carpet

#### **Bedroom 2 11' 6" x 10' 2" (3.50m x 3.10m)**

Double glazed window (with lovely outlook to the rear), radiator, carpet

#### **Bedroom 3 8' 6" x 5' 11" (2.59m x 1.80m)**

Leaded light double glazed window, radiator, carpet

#### **Bathroom**

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

#### **Rear Garden 52' 6" x 32' 10" (15.99m x 10.00m)**

Very wide, laid to lawn with patio, mature plants and shrubs, timber built shed, side access and access to the front

#### **Driveway**

Generous driveway providing parking for multiple cars

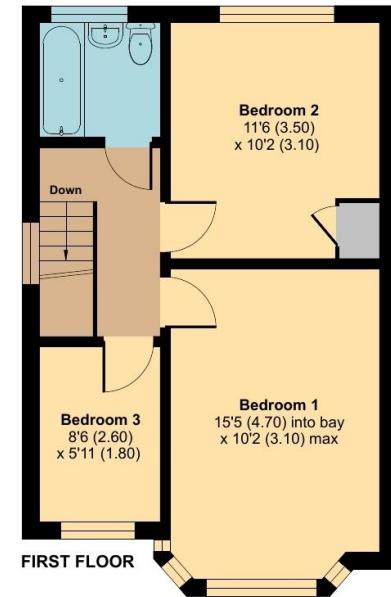
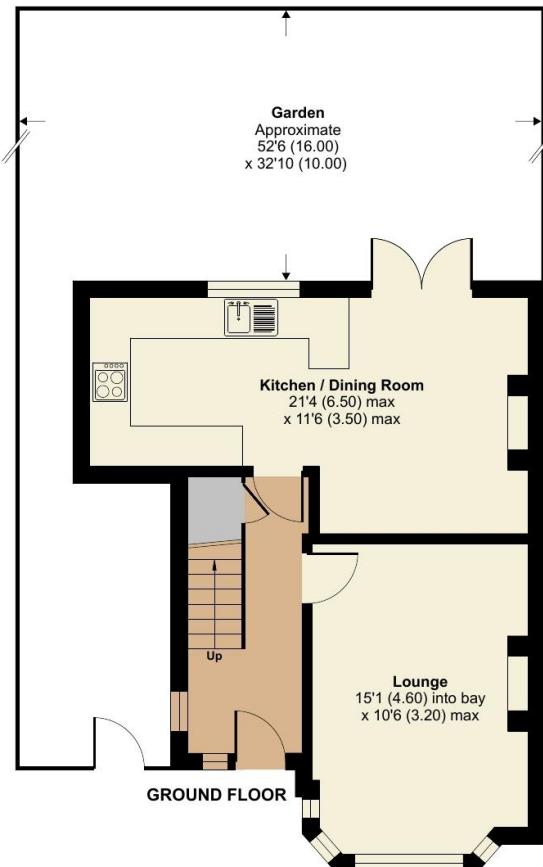




## Sparrows Lane, London, SE9

Approximate Area = 880 sq ft / 81.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1327149

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:

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