



£575,000

The Course, New Eltham, SE9 3JA

Chattertons

EST 1893

# 4 bedroom house

This house is set in a peaceful location with a beautiful green outlook to the front and distant city views to the rear. Having been extended by the current owners the house has great family size accommodation including 2 receptions which are open plan, modern kitchen with granite work surface, conservatory, 4 bedrooms and 2 bathrooms. Presented in good condition with gas central heating and double glazing, the whole downstairs has luxury vinyl tiled floor. The rear garden is small but welcoming and to the front is a driveway providing off road parking for 2 cars. The owners have been very happy in the house and will be sad to leave. Also within walking distance are New Eltham mainline station and the ever trendy Chislehurst Village.



## 4 bedroom house

### 2 bathrooms

Beautiful open green outlook to the front

Distant city views to the rear

Conservatory

### Entrance Hall

Radiator with display cabinet, under stairs storage space, luxury vinyl tiled floor

### Lounge 14' 6" x 13' 5" (4.42m x 4.09m)

Double glazed bay window with shutters, luxury vinyl tiled floor, radiator with display cabinet

### Dining Room 10' 6" x 8' 4" (3.20m x 2.54m)

Double glazed french doors to the conservatory, radiator with display cabinet, luxury vinyl tiled floor

### Kitchen 12' 0" x 10' 6" (3.65m x 3.20m)

Frosted double glazed window, fitted wall and base units with granite work surface, stainless steel 1.5 sink unit, integrated dishwasher, rangemaster oven with stainless steel splashback and extractor hood above, cupboard housing combi boiler, blue led kickboard lights and concealed lighting under the wall units, integrated washing machine luxury vinyl tiled floor, double glazed door to the garden

### Conservatory 12' 7" x 8' 4" (3.83m x 2.54m)

Double glazed french doors to the garden, luxury vinyl tiled floor

### Stairs to the first floor

Cupboard, carpet

### Bedroom 2 14' 5" x 11' 10" (4.39m x 3.60m)

Double glazed window with lovely green outlook to the front, radiator, cupboard

### Modern kitchen

Private driveway providing parking for 2 cars

Lovely garden

Peaceful setting

Great family house

### Bedroom 3 11' 0" x 10' 7" (3.35m x 3.22m)

Double glazed window, radiator, built in wardrobes

### Bedroom 4 12' 0" x 7' 11" (3.65m x 2.41m)

2 double glazed windows, cupboard, radiator, laminate flooring

### Bathroom

2 frosted double glazed windows, panelled bath with mixer taps, pedestal wash hand basin, low level wc, shower, laminate flooring, tiled walls

### Stairs to the top floor

Skylight window, carpet

### Bedroom 1 15' 7" x 13' 0" (4.75m x 3.96m)

Double glazed window to the rear, skylight window, radiator, carpet

### En Suite

Frosted double glazed window, shower cubicle, low level wc, pedestal wash hand basin with mixer taps, chrome heated towel rail, modern flooring

### Rear Garden 40' 0" x 26' 0" (12.18m x 7.92m)

Rear access, laid to lawn and patio, outside light, 2 timber built sheds both with power

### Front Driveway

Providing parking for 2 cars





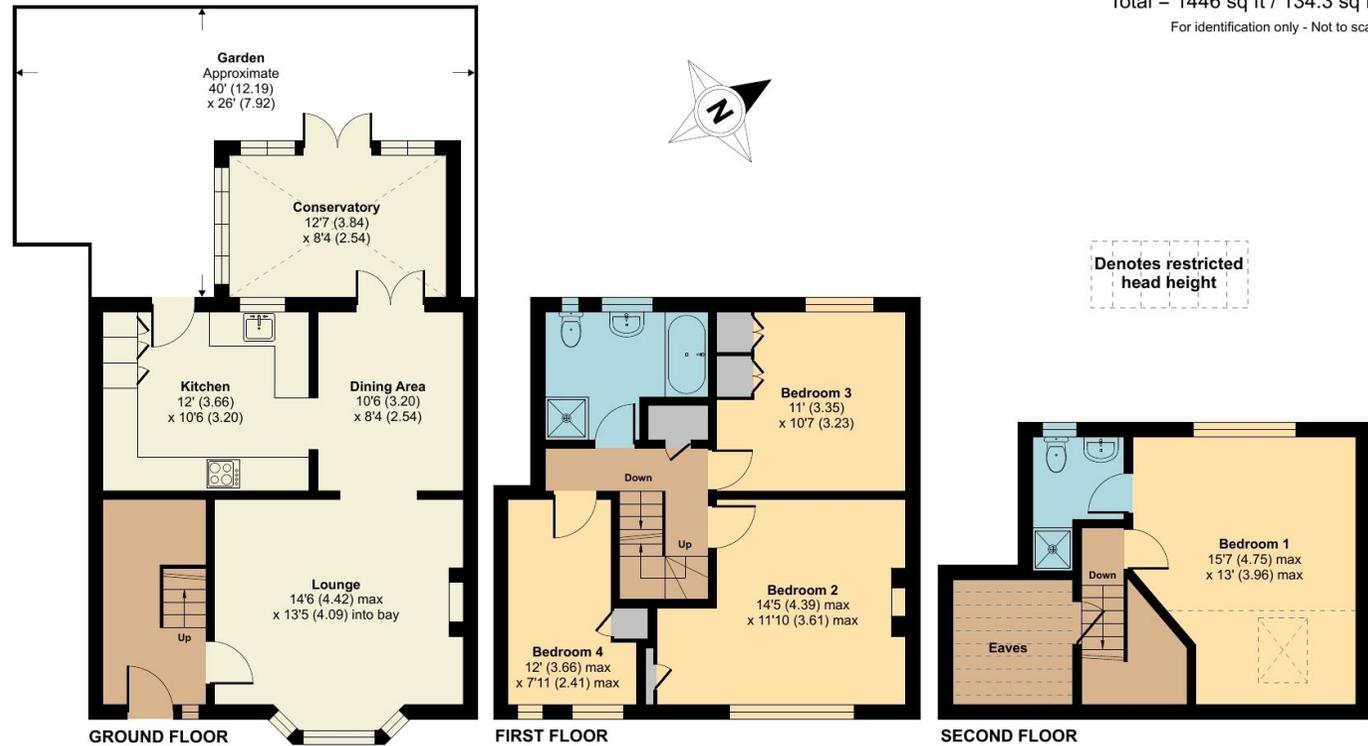
# The Course, London, SE9

Approximate Area = 1337 sq ft / 124.2 sq m

Limited Use Area(s) = 109 sq ft / 10.1 sq m

Total = 1446 sq ft / 134.3 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). © ncthemcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1183030

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