



£525,000

786 Sidcup Road, New Eltham, SE9 3NS

Chattertons
EST 1893

1930s semi detached house

This house is lucky number 786 and located on the main road but close by to New Eltham mainline station is this 1930s semi detached house with beautiful south facing garden. The accommodation includes 2 large receptions, 3 bedrooms, kitchen and upstairs bathroom.

The rear garden seems to go on forever and has an extra hidden area at the end. Perfect for a family.



Semi detached house

House is lucky 786

Lovely south facing garden

2 receptions

Entrance Porch

Entrance Hall

Radiator, display case, laminate flooring

Lounge 16' 1" x 12' 9" (4.90m x 3.88m)

Double glazed bay window, radiator, fireplace, surround, carpet

Dining Room 12' 4" x 11' 0" (3.76m x 3.35m)

Double glazed French doors to garden, 2 double glazed windows, radiator, laminate flooring

Kitchen 8' 3" x 7' 9" (2.51m x 2.36m)

Double glazed window, double glazed door to garden, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, built in oven and gas hob with extractor hood

Stairs to the first floor

Access to loft, cupboard housing combi boiler

Garage with large private driveway

Close to New Eltham mainline station

Gas central heating

Double glazing

Bedroom 1 16' 7" x 11' 6" (5.05m x 3.50m)

Double glazed bay window, built in wardrobes and matching dresser, radiator, carpet

Bedroom 2 12' 5" x 11' 6" (3.78m x 3.50m)

Double glazed window, built in wardrobes and matching desk, radiator, carpet

Bedroom 3 8' 3" x 7' 4" (2.51m x 2.23m)

Double glazed window, radiator, carpet

Bathroom

2 frosted double glazed window, panelled bath with mixer taps and shower above, low level wc, postal wash hand basin, radiator, laminate flooring, tiled walls

Rear Garden 95' 0" x 31' 0" (28.93m x 9.44m)

2 frosted double glazed window, panelled bath with mixer taps and shower above, low level wc, postal wash hand basin, radiator, laminate flooring, tiled walls

Garage 15' 0" x 7' 4" (4.57m x 2.23m)

With large private driveway with parking for 3 cars





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2024.
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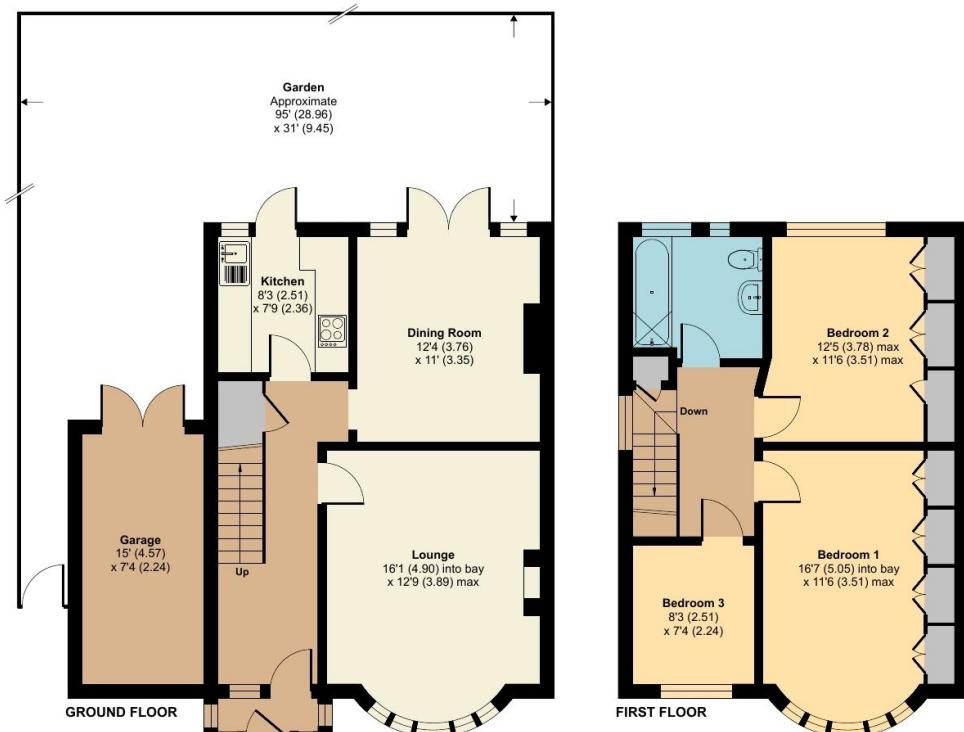
Sidcup Road, London, SE9

Approximate Area = 1083 sq ft / 100.6 sq m

Garage = 110 sq ft / 10.2 sq m

Total = 1193 sq ft / 110.8 sq m

For identification only - Not to scale



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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