



£385,000

Parkview Road, New Eltham, SE9 3QP

Chattertons

EST 1893

Super first floor maisonette

Located in a popular road and backing onto a park is this first floor maisonette with a show stopping garden and summer house. The accommodation includes a large lounge with log burning fireplace, modern kitchen breakfast room, balcony offering a front row view of the garden, 2 double bedrooms, modern bathroom and large loft which is prime for extension subject to planning. The maisonette is presented in immaculate condition with double glazing and gas central heating and the lease is over 950 years. The property bursts into life on the outside, the current owners enjoy al fresco dining on the balcony and the garden is very generous and backs onto a park and so feels remote and comes complete with a full BBQ area and fantastic hand built summer house with log burner. An absolutely dream first time buy property. Less than 10 minutes from New Eltham mainline station which offers fast and frequent access into London and The City.



Super first floor maisonette

Show stopping garden and summer house

2 double bedrooms

Large lounge with log burning fireplace

Kitchen Breakfast room

Private Entrance

Stairs to the first floor, landing with access to the loft

Lounge 14' 2" x 12' 6" (4.31m x 3.81m)

Double glazed window to the front, wood flooring, log burning fireplace, double radiator

Kitchen Breakfast Room 12' 0" x 10' 8" (3.65m x 3.25m)

Double glazed window, double glazed door to balcony, fitted wall and base units with laminated work surface, integrated oven and gas hob, with extractor hood and splash back, plumbing for washing machine, sink with mixer taps, wood flooring, blackboard wall

Balcony

With pull up table, perfect for an evening glass of wine or al fresco dining, lovely outlook onto the garden and park beyond

Balcony

Great BBQ set up

950 year lease

Less than 10 minutes to New Eltham mainline station

Large loft prime for extension (stop)

Bedroom 1 15' 3" x 11' 9" (4.64m x 3.58m)

2 double glazed windows, double radiator, fireplace, carpet

Bedroom 2 14' 9" x 10' 11" (4.49m x 3.32m)

Double glazed window, radiator, carpet

Bathroom

Frosted double glazed window, panelled bath with mixer taps, shower and screen, wall hung wash hand basin, low level wc, tiled floor, tiled walls, led downlights

Rear Garden 64' 0" x 33' 0" (19.49m x 10.05m)

Offering lots of space and backing onto parkland and so with a real feel of remoteness. Laid to lawn with patio area and flower borders, high quality BBQ area with sink with running water, integrated BBQ grill and space for log storage.

Summer House 15' 7" x 12' 5" (4.75m x 3.78m)

Hand built solid wood summer house, log burner, light and power.





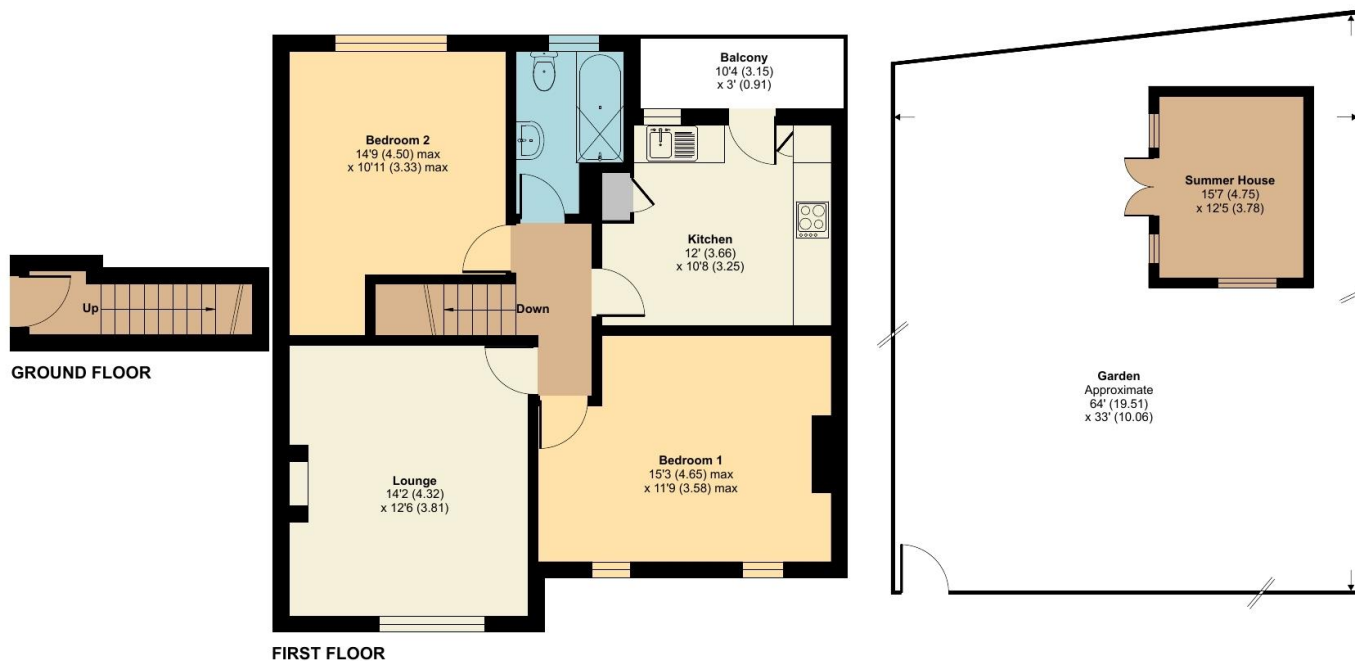
Parkview Road, London, SE9

Approximate Area = 789 sq ft / 73.3 sq m

Outbuilding = 196 sq ft / 18.2 sq m

Total = 985 sq ft / 91.5 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). © nrichcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1117289

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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