



Price band £325,000 to £350,000

Southend Crescent, Eltham, SE9 2SB

Chattertons

EST 1893

Stunning ground floor maisonette

Price Band 325,000 and 350,000 On the ground floor of a striking period house is this stunning maisonette which is offered in show home condition. The property has been newly refurbished including all electrics, new boiler, modern double glazed sash windows, kitchen updated and bathroom along with neutral decor and new flooring throughout. The property is ideal for someone looking to be able to move in, unpack and start living. The other real feature of this property is space, including a huge lounge and 2 double bedrooms. Located in a great position allowing instant pedestrian access to Eltham High Street which features an eclectic range of shops, restaurants and services. As far as transport is concerned the property gets another huge tick as Eltham mainline station has direct access to London Bridge and Victoria along with more bus routes than you can shake a stick at. The outside features a lovely communal garden and parking area. The property is offered chain free.



Part of striking period house
Ground floor maisonette
Show home condition
Everything in the property is new
2 double bedrooms

Entrance Hall

Large entrance hall, carpet

Lounge 16' 5" x 15' 0" (5.00m x 4.57m)

Spacious lounge with double glazed sash bay window, radiator, carpet

Kitchen 10' 0" x 9' 6" (3.05m x 2.89m)

Double glazed sash window, fitted wall and base units with slimline modern work surface, sink unit with mixer taps, integrated oven with hob and extractor hood, plumbing for washing machine and dishwasher, cupboard housing combi boiler, laminate flooring

Bedroom 1 14' 0" x 13' 0" (4.26m x 3.96m)

Double glazed sash window, radiator, carpet

Updated kitchen and bathroom
Double glazed sash windows
Great location moments from Eltham High Street
Chain free
Lovely communal garden and parking

Bedroom 2 12' 10" x 7' 3" (3.91m x 2.21m)

Double glazed window, radiator, carpet

Bathroom

Shower bath with mixer taps and shower attachment with screen, wash hand basin and low level wc, laminate flooring

Communal Garden

Well kept laid to lawn

Communal Parking

Driveway with multiple spaces

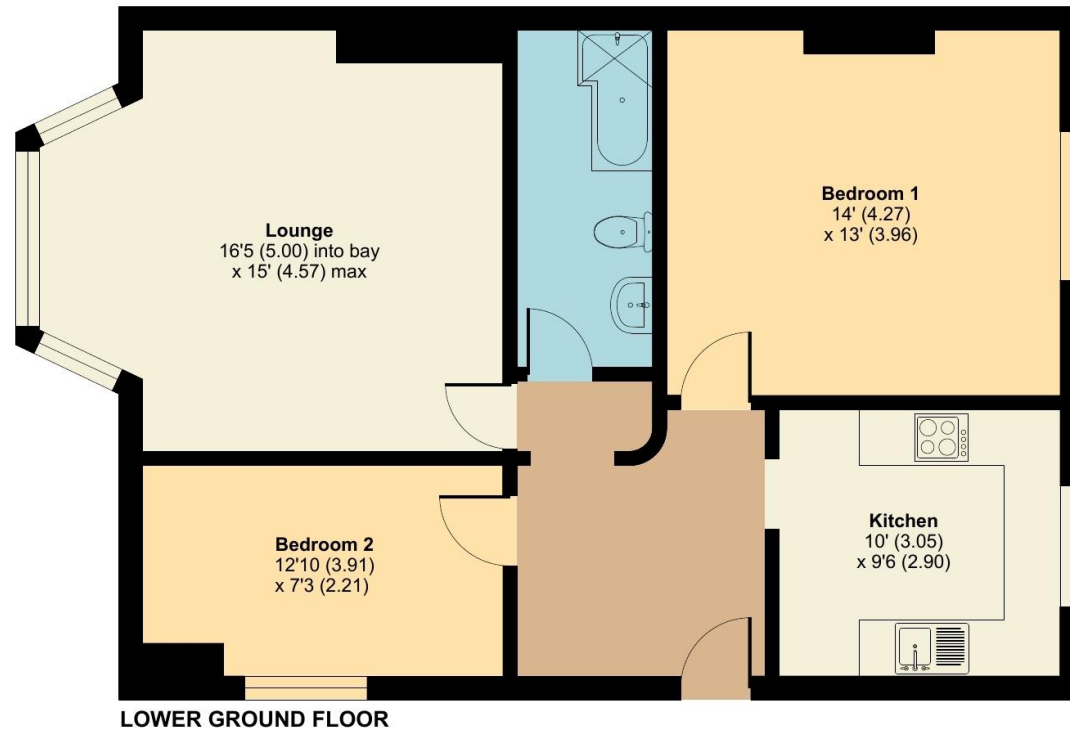




Southend Crescent, London, SE9

Approximate Area = 782 sq ft / 72.6 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). © nichecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1217083

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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