



Price Band £300,000 to £325,000

Queenscroft Road, Eltham, SE9 5EH

**Chattertons**

EST 1893

## 2 bed ground floor maisonette

PRICE BAND £300,000 to £325,000. This is an end of terraced ground floor maisonette with lovely front garden and 108 foot rear garden.

Offering great space including a large lounge, separate kitchen, bathroom and 2 double bedrooms.

Offered in good condition with gas central heating and double glazing and so ready to move in to.

The garden is unusually large for a maisonette and backs on to School playing fields and so not overlooked.

Located in a nice quiet road and within easy reach of Eltham High Street and mainline train station. This could be a perfect first buy but would equally be perfect for someone looking to downsize.



## End of terraced maisonette

### Ground floor

108 foot rear garden

2 double bedrooms

### Front Garden

Nice front garden laid to lawn with footpath to the front door

### Private Entrance

Radiator, laminate flooring

### Lounge 13' 11" x 11' 5" (4.24m x 3.48m)

Double glazed window to the front, radiator, carpet

### Kitchen 9' 3" x 7' 11" (2.82m x 2.41m)

Dual aspect double glazed windows, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, built in oven and gas hob, plumbing for washing machine, cupboard housing combi boiler, tiled walls, door to the garden

### Large lounge

Not overlooked

Lovely front garden

Nearby to Eltham High Street

### Bedroom 1 11' 6" x 11' 5" (3.50m x 3.48m)

Double glazed window, radiator, laminate flooring

### Bedroom 2 10' 10" x 9' 0" (3.30m x 2.74m)

Double glazed window, radiator, stripped floor boards

### Bathroom

Frosted double glazed window, panelled bath with mixer taps, wall hung wash hand basin, low level wc radiator, tiled walls, laminate flooring

### Rear Garden 108' 0" x 20' 4" (32.89m x 6.19m)

108 feet long, laid to lawn with decked area, mature plants and trees, backing on to School playing fields, side access

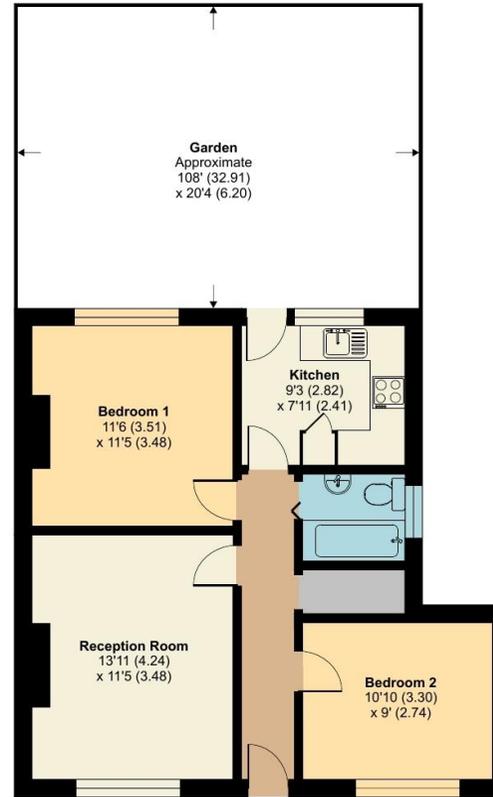




# Queenscroft Road, London, SE9

Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Chattertons Estate Agents Ltd. REF: 1063690

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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