



£600,000

Dunblane Road, Eltham, SE9 6RU

Chattertons

EST 1893

## 4 bedroom house with great views

Situated in a quiet road and elevated and so with a front row view across the iconic London skyline, literally every window in the house has a different point of view. The property has been extended and is presented in immaculate condition and the accommodation includes 2 receptions, open plan kitchen diner, 4 bedrooms, 2 first floor bathrooms and ground floor cloakroom. The ground floor has engineered oak flooring and the modern internal doors are complimented by the light neutral decor, the kitchen has integrated appliances and the double glazed windows are accompanied by modern shutters. Located close by to Eltham town centre and with great local shops and bus routes moments away. The owners have already found a property which they are buying chain free.



**Quiet road**  
**Elevated position**  
**360 views of the London skyline**  
**4 bedrooms**  
**2 bathrooms**

#### **Entrance Hall**

Double glazed window, engineered oak flooring, under stairs storage cupboard, 2 vertical radiators

#### **Lounge 11' 7" x 11' 0" (3.53m x 3.35m)**

Double glazed window to the front with shutters, radiator, engineered oak flooring

#### **Dining Room 12' 0" x 11' 7" (3.65m x 3.53m)**

Feature fireplace, radiator, engineered oak flooring

#### **Kitchen Diner 24' 4" x 6' 11" (7.41m x 2.11m)**

2 double glazed windows, fitted wall and base units with work surface, sink unit with 1.5 bowl and mixer taps, built in oven and induction hob with extractor hood, integrated dishwasher, integrated fridge freezer, vertical radiator, engineered oak flooring

#### **Utility Cupboard**

Plumbing for washing machine and space for 2 stacked white goods

#### **Ground Floor cloakroom**

Wc, wash hand basin

#### **Stairs to the first floor**

Carpet, access to the loft

#### **Open plan kitchen Diner**

**Ground floor cloakroom**

**Garage with driveway**

**Virtually chain free**

**Immaculate condition**

#### **Bedroom 1 11' 7" x 11' 6" (3.53m x 3.50m)**

Double glazed window with shutters amazing views across London, radiator, carpet, built in wardrobes

#### **Bedroom 2 11' 7" x 10' 2" (3.53m x 3.10m)**

Double glazed window with amazing views across London, radiator, carpet

#### **Bedroom 3 8' 2" x 5' 11" (2.49m x 1.80m)**

Double glazed window with shutters, radiator, carpet

#### **Shower Room**

Frosted double glazed window, shower cubicle with shower, pedestal wash hand basin with mixer taps, high level flush wc, radiator, tiled walls, modern flooring

#### **Bedroom 4 11' 9" x 6' 11" (3.58m x 2.11m)**

Double glazed window with shutters, radiator, carpet

#### **En Suite**

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

#### **Attached Garage 18' 4" x 6' 11" (5.58m x 2.11m)**

Wall mounted combi boiler, double doors, private driveway

#### **Rear Garden 50' 0" x 27' 4" (15.23m x 8.32m)**

Laid to lawn with patio





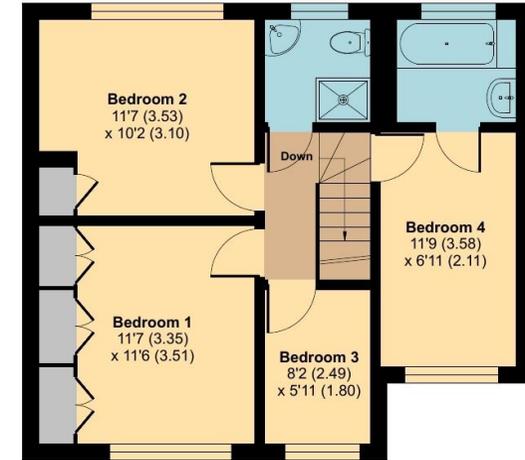
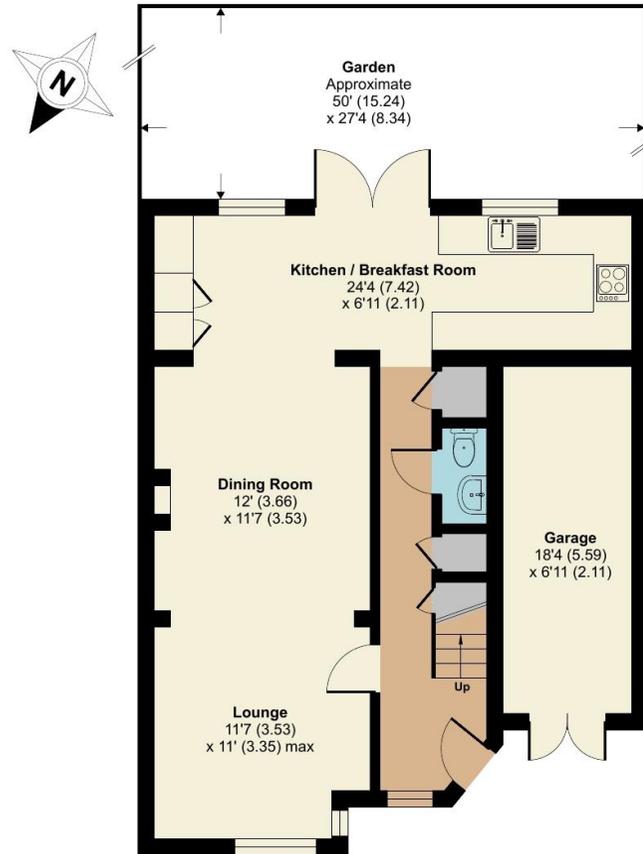
## Dunblane Road, London, SE9

Approximate Area = 1098 sq ft / 102 sq m

Garage = 120 sq ft / 11.1 sq m

Total = 1218 sq ft / 113.1 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). © nrichecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1126184

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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