



£575,000

Thaxted Road, New Eltham, SE9

**Chattertons**  
EST 1893

Situated in a very popular road and yet less than 10 minutes walk to New Eltham mainline station which offers zone 4 access into London, The city and beyond. This charming 1930's Semi Detached house is offered CHAIN FREE. The property has gas central heating and double glazing and has been well looked after by the owners but could benefit from some updating. The house has great potential to extend to the rear, side or up into the loft. This would of course be subject to planning but the precedent has well and truly been set in the road. The kitchen and dining room could also be opened up to create a kitchen/diner. The garden is lovely and the frontage includes a garage to the side with private driveway.



**Chain Free**  
**Close to New Eltham BR**  
**Potential to extend STPP**  
**Some original features**

#### **Entrance Porch**

Double glazed sliding door to entrance porch. Feature wooden front with leaded light windows to side.

#### **Entrance Hall**

Double radiator, laminate floor, understairs storage cupboard.

#### **Lounge 14' 5" x 12' 11" (4.39m x 3.93m)**

Double glazed square bay window to front. Tiled feature fireplace. Double radiator.

#### **Dining Room 14' 4" x 10' 10" (4.37m x 3.30m)**

Double glazed french style doors to rear. Double radiator. Feature tiled fireplace.

#### **Kitchen 8' 10" x 8' 0" (2.69m x 2.44m)**

Range of wall and base units with space and plumbing for washing machine. Integrated oven, hob and extractor above. Stainless steel sink unit and drainer. Worcester boiler. Double glazed door to rear garden.

**Garage & Driveway**  
**Close to Shops**  
**Close to Dulverton School**  
**Built in the 1930s**

#### **First Floor Landing**

Stairs to first floor landing. Access to loft space. Double glazed window to flank wall.

#### **Bedroom 1 14' 11" x 12' 8" (4.54m x 3.86m)**

Double glazed window to front. Radiator.

#### **Bedroom 2 12' 2" x 11' 4" (3.71m x 3.45m)**

Double glazed window to rear. Radiator. Cupboard with hot water cylinder. Built in storage cupboard.

#### **Bedroom 3 9' 0" x 6' 6" (2.74m x 1.98m)**

Double glazed window to front. Radiator.

#### **Bathroom**

White bathroom suite with shower over bath. Radiator. Two double glazed windows to rear.

#### **Rear Garden 56' 0" x 27' 0" (17.06m x 8.22m)**

Mainly laid to lawn with patio area and sheds.

#### **Garage 17' 0" x 7' 0" (5.18m x 2.13m)**

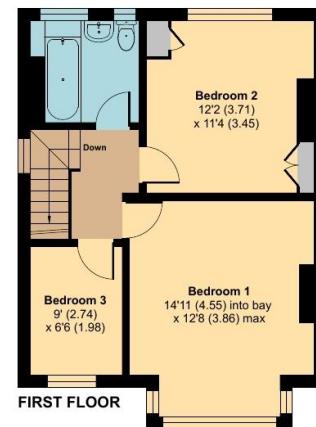
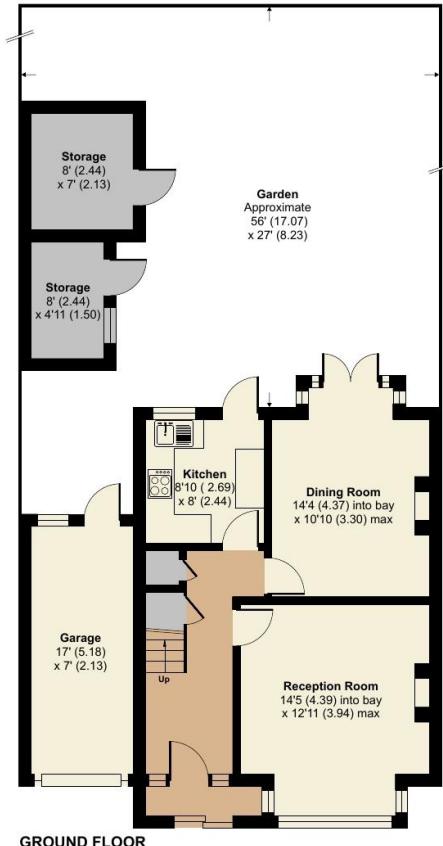
Attached to side with private driveway and pleasant front garden.





## Thaxted Road, London, SE9

Approximate Area = 1039 sq ft / 96.5 sq m  
 Garage = 119 sq ft / 11 sq m  
 Outbuilding = 96 sq ft / 8.9 sq m  
 Total = 1254 sq ft / 116.4 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). ©nichecom 2023.  
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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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