



Price Band £900,000 to £950,000

Footscray Road, New Eltham, SE9 3UH

Chattertons

EST 1893

4 Bed Detached House

This is an absolute one off detached house that is deceptively spacious and with some unbelievable original features. On entering the property the immediate feeling is of space, the primary reception room is vast in size and looks out to the rear garden, the kitchen is modern and has a servants bell signal box which is connected to both receptions and one of the bedrooms, the rest of the accommodation includes 4 double bedrooms (the primary bedroom is massive, 2 bathrooms one on the ground floor and the first floor upmarket hotel style bathroom. One of the other really unusual features of the house is the large first floor conservatory which is accessed through bedroom 1, and bedroom 4 offering an elevated view of the beautiful rear garden. The house also has an integral garage with driveway. Located in a prime position and only 5 minutes walk to New Eltham mainline station which gives zone 4 access into London and The City. This is a really interesting property presented in excellent condition.



A one off detached house
Primary reception room is huge
4 double bedrooms
Integral garage
Beautiful garden

Entrance Porch

Geometric style vinyl floor covering, light

Entrance Hall

Painted parquet flooring, panelled walls, peak a boob into the dining room, door to integral garage

Lounge 24' 0" x 16' 3" (7.31m x 4.95m)

Very large space, double glazed windows to the rear, ceiling pelmet with concealed lighting, 2 radiators, painted parquet flooring, service bell connected to central servants signal box in the kitchen

Dining Room 15' 2" x 12' 6" (4.62m x 3.81m)

Double glazed bay window with shutters, radiator, painted parquet flooring, service bell connected to servants signal box in the kitchen

Kitchen 18' 7" x 9' 7" (5.66m x 2.92m)

Double glazed french doors to the garden, 2 double glazed window to the side, fitted wall and base units with laminated work surface, cooker point, plumbing for dishwasher, sink unit with mixer taps, cupboard housing combi boiler

Ground Floor Shower Room

Wet room style shower area, low level wc, wash hand basin, tiled walls

Stairs to the first floor

With half landing

2 bathrooms
Main bedroom is massive
First floor conservatory
Original servant bell system
Less than 5 minutes to New Eltham mainline station

Bedroom 1 16' 11" x 16' 3" (5.15m x 4.95m)

Very large primary bedroom, radiator, carpet, doors to the first floor conservatory

Bedroom 2 12' 9" x 12' 9" (3.88m x 3.88m)

Double glazed window, radiator, carpet

Bedroom 3 14' 0" x 13' 2" (4.26m x 4.01m)

Double glazed window, radiator, carpet

Bedroom 4 14' 3" x 9' 10" (4.34m x 2.99m)

Double glazed doors to the first floor conservatory, radiator with display cabinet, carpet

First Floor Conservatory 25' 0" x 6' 8" (7.61m x 2.03m)

Accessed via bedroom 1 and bedroom 4, double glazed windows offering an elevated view of the garden, also includes utility and washing room

First Floor Bathroom

Presented similar to an upmarket hotel bathroom, frosted double glazed window, panelled bath with mixer taps and shower attachment, separate shower cubicle, dual sinks with large vanity mirror with backlight, tiled walls and floor

Rear Garden 95' 0" x 36' 0" (28.93m x 10.96m)

Laid to lawn with raised patios, side access, timber built shed, outside lights

Integral Garage 17' 8" x 8' 8" (5.38m x 2.64m)

With automatic door and private driveway





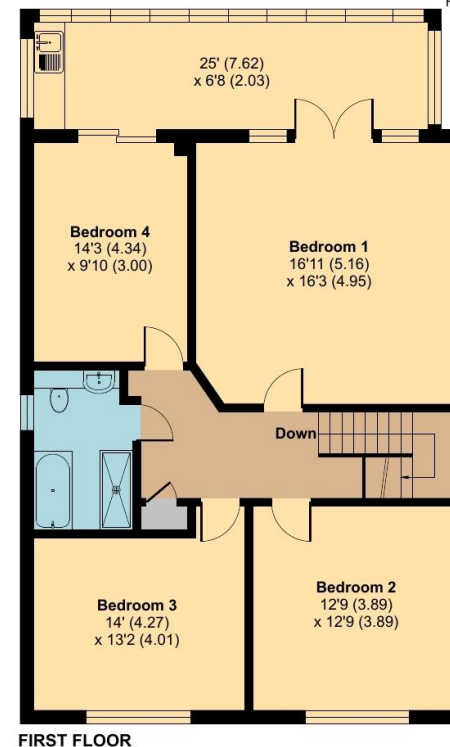
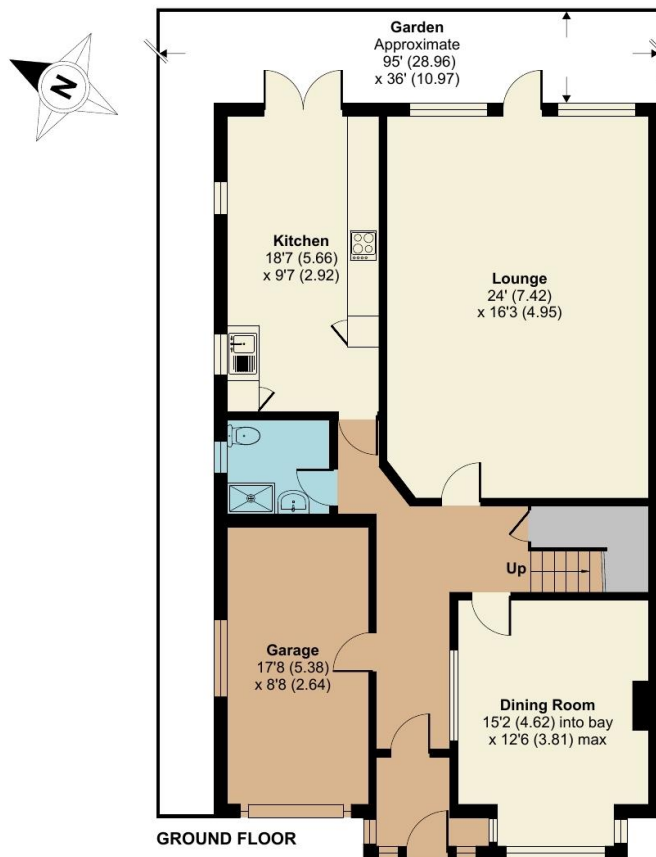
Footscray Road, London, SE9

Approximate Area = 2212 sq ft / 205.5 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 2371 sq ft / 220.2 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: 1133521

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:

020 8859 4000

405 Footscray Road

New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

Chattertons

EST 1893