



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 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, peek a boo 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

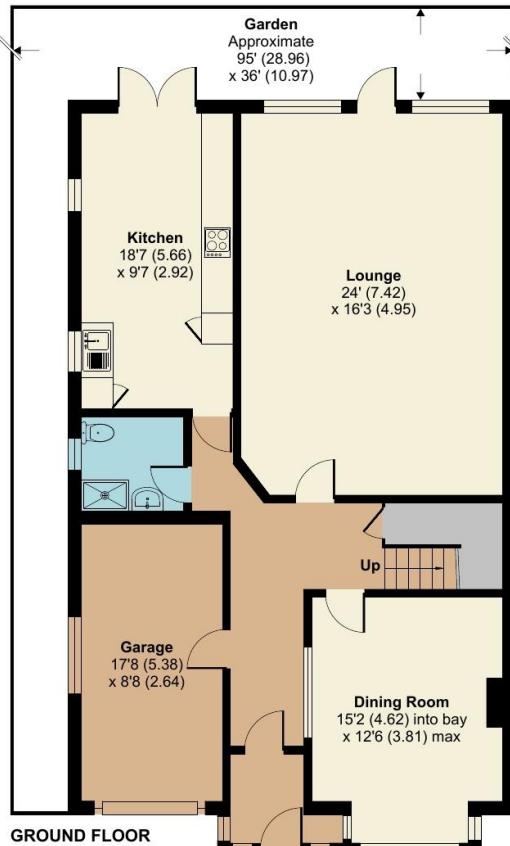
**First Floor Conservatory 25' 0" x 6' 8" (7.61m x 2.03m)**  
Accessed via bedroom 1 and bedroom 4, double glazed windows offering an elevated view of the garden, also includes utility and washing room

**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





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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## 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

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