



Guide Price £800,000

Southwood Road, New Eltham, SE9 3QE

**Chattertons**  
EST 1893

# Stunning Period House

This is a superb and stylish semi detached period house with a show stopping kitchen straight of a magazine with glass extension allowing for natural light to flood in to the space which includes an island. The rest of the accommodation includes a massive lounge which is 2 large rooms in to one allowing for an abundance of living and dining space, 4 bedrooms, large utility, spacious bathroom with free standing bath and full separate shower, ground floor cloakroom and a converted detached garage which offers a stylish option to work from home. The property has high ceilings and with coving and is presented in excellent condition. Located just a few minutes away from New Eltham mainline station and a great local park. To the front is a resin driveway with parking for 2 cars side by side and the garden has a patio and artificial grass. This one is a real stunner.



**Stylish semi detached period house**  
Show stopping kitchen with glass extension  
4 bedrooms  
**Massive lounge and dining space**  
Full utility room

**Entrance Hall**  
Half paneled walls, laminate flooring.

**Lounge 23' 5" x 14' 3" (7.13m x 4.34m)**  
Double glazed bay window with shutters, fireplace surround, centre rose, coving, open plan to dining room, column radiator, easily defined lounge and dining space.

**Kitchen Diner 23' 0" x 12' 9" (7.01m x 3.88m)**  
Breath taking glass finish allowing the natural light to burst into the space, stylish kitchen suite with matching wall and base units with contemporary work surface, sink unit with designer tap, 2 Bosch ovens, hob with extractor hood, integrated dishwasher, island with matching contemporary work surface, large larder cupboard with integral power point and light, column radiator, tiled floor.

**Utility Room 15' 8" x 14' 3" (4.77m x 4.34m)**  
L shaped spacious with wall and base units and work surface, space for American style Fridge Freezer, space for washing machine and separate dryer with plumbing for washing machine.

**Office 7' 3" x 5' 5" (2.21m x 1.65m)**  
Boiler, useful extra space currently drinks and bar area

**Ground Floor cloakroom**  
Wash hand basin, w.c, tiled walls and floor.

**Stairs to the first floor**  
Beautiful stairway to the first floor, dado rail, half paneled walls, fitted carpet runner.

**Converted garage now a great work from home space**  
Spacious bathroom with free standing bath  
Resin driveway with parking for 2 cars side by side  
Few minutes walk to New Eltham mainline station  
Great local park on the doorstep

**Split Landing to**

**Bedroom 3 12' 9" x 11' 4" (3.88m x 3.45m)**  
Double glazed window, built in wardrobe, radiator, carpet.

**Bathroom 11' 7" x 9' 4" (3.53m x 2.84m)**  
2 frosted double glazed windows, free standing bath with claw feet and mixer taps with shower attachment, low level w.c, wash hand basin with vanity cabinet, large walk in shower, column radiator, beautifully tiled walls and floor.

**Split Landing to**

**Bedroom 1 14' 7" x 12' 0" (4.44m x 3.65m)**  
Double glazed bay window with Ice White Plantation style shutters, 2 built in wardrobes, picture rail, column radiator, carpet.

**Bedroom 2 13' 5" x 11' 0" (4.09m x 3.35m)**  
Double glazed window, large wardrobe, radiator, carpet.

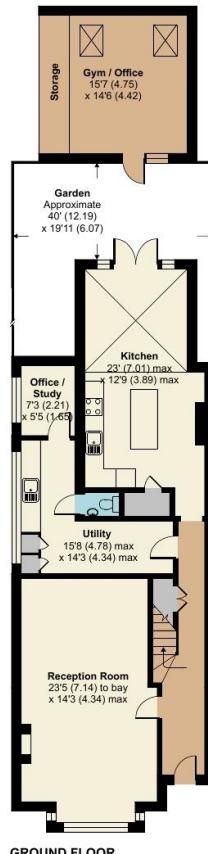
**Bedroom 4 11' 11" x 6' 10" (3.63m x 2.08m)**  
Double glazed window with Ice White Plantation style shutters, radiator, carpet.

**Rear Garden 40' 0" x 19' 11" (12.18m x 6.07m)**  
High quality patio matching the floor in the kitchen, side access, small grass area, light tap, space for bins.

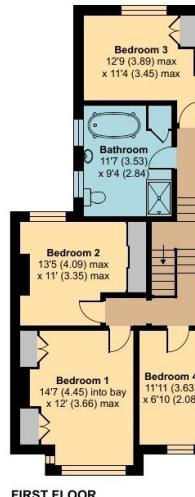
**Front Driveway**  
Finished with in resin and space for 2 cars parked side by side

**Garage 15' 7" x 14' 6" (4.75m x 4.42m)**  
Converted into a useable space with style, would be a perfect work from home solution with plenty of natural light from the double glazed door and window and dual skylights, down lights, electric heater, broadband, herringbone style flooring





GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 573876

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](mailto:sales.neweltham@chattertons.org.uk)

**Chattertons**  
 EST 1893

**Southwood Road, London, SE9**  
 Approximate Area = 1971 sq ft / 183.1 sq m (includes gym / office)  
 For identification only - Not to scale