



£549,995

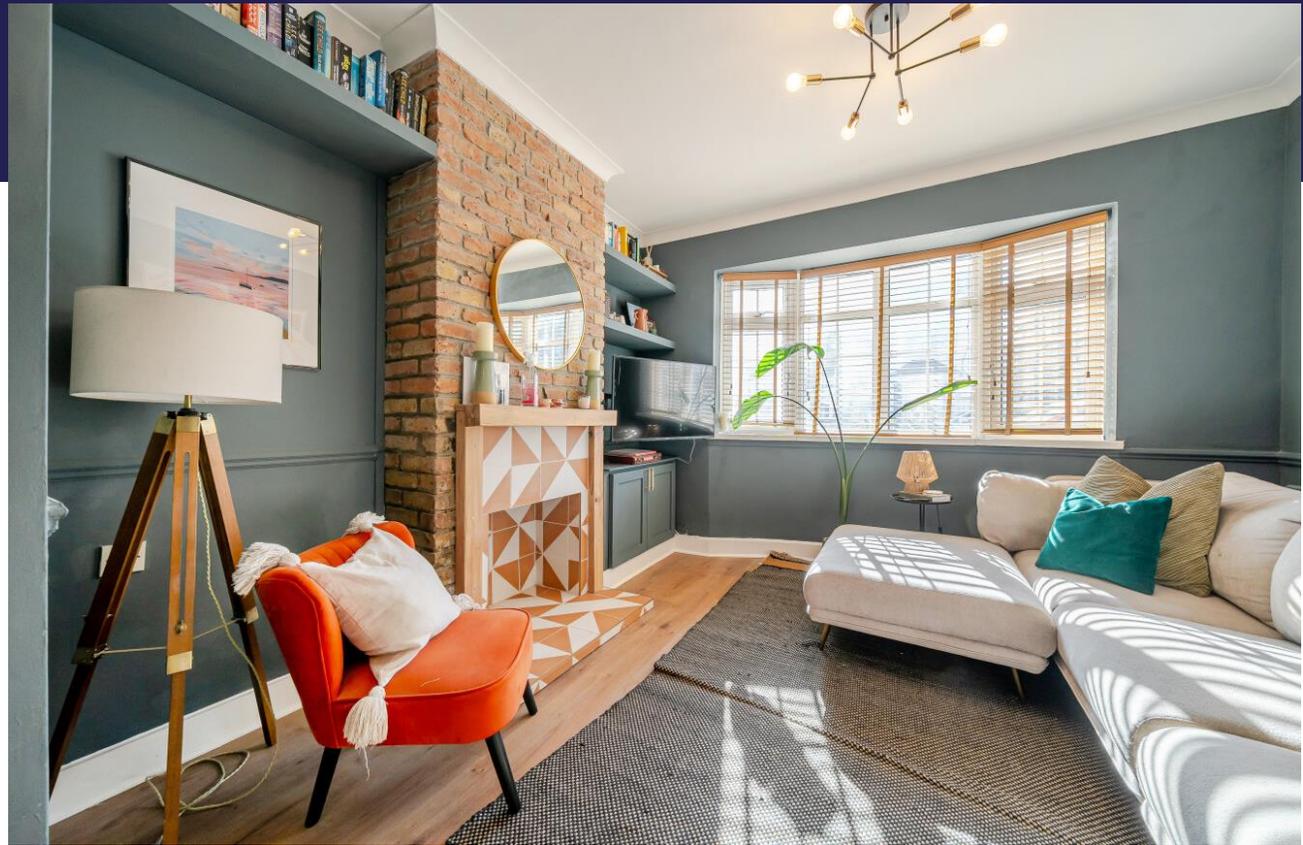
Lannoy Road, New Eltham, SE9 2BN

Chattertons

EST 1893

# Stylish period house

Located in a cul de sac road literally a few minutes away from New Eltham mainline station is this stylish period house. The accommodation includes 2 receptions, 3 bedrooms ( 2 doubles upstairs and the other bedroom is on the ground floor, stunning open plan kitchen, ultra modern first floor bathroom and ground floor cloakroom. The house is presented in excellent condition and ready for the next owner to move in, unpack and start living. The property has fantastic potential for extension in to the loft and whilst this will be subject to planning permission this should not be a problem as next door have already done the same.



**Stylish period house**  
**3 bedrooms**  
**First floor ultra modern bathroom**  
**Ground floor cloakroom**  
**Cul de sac**

**Entrance Hall**

Radiator, laminate flooring, concealed under stairs storage

**Lounge 12' 10" x 11' 6" (3.91m x 3.50m)**

Double glazed window to the front, radiator, laminate flooring

**Dining Room 14' 9" x 10' 6" (4.49m x 3.20m)**

Vertical radiator, laminate flooring

**Kitchen Diner 14' 5" x 8' 2" (4.39m x 2.49m)**

Skylight window, double glazed french doors to the garden, integrated wall and base units with solid arcylic work surface, integrated oven and 5 ring gas hob, butler sink, plumbing for washing machine and plumbing for dishwasher

**Bedroom 3 10' 6" x 8' 2" (3.20m x 2.49m)**

Double glazed window, radiator, carpet

**Ground Floor Cloakroom**

Frosted double glazed window, low level wc, wash hand basin with mixer taps, combi boiler

**Minutes from New Eltham mainline station**

**Excellent condition**  
**Stunning open kitchen**  
**2 receptions**  
**Lovely garden**

**Stairs to the first floor**

Carpet

**Bathroom**

Frosted double glazed window, shower bath with black shower attachment and matching rain head shower with matching shower screen, low level wc, wash hand basin with mixer taps, heated towel rail, tiled walls and floor

**Split Landing**

Carpet

**Bedroom 1 15' 1" x 10' 2" (4.59m x 3.10m)**

2 double glazed windows, 2 built in wardrobes, radiator, stripped flooring

**Bedroom 2 10' 6" x 9' 10" (3.20m x 2.99m)**

Double glazed window, radiator, stripped flooring

**Rear Garden**

Combination of decking and patio area, outside tap





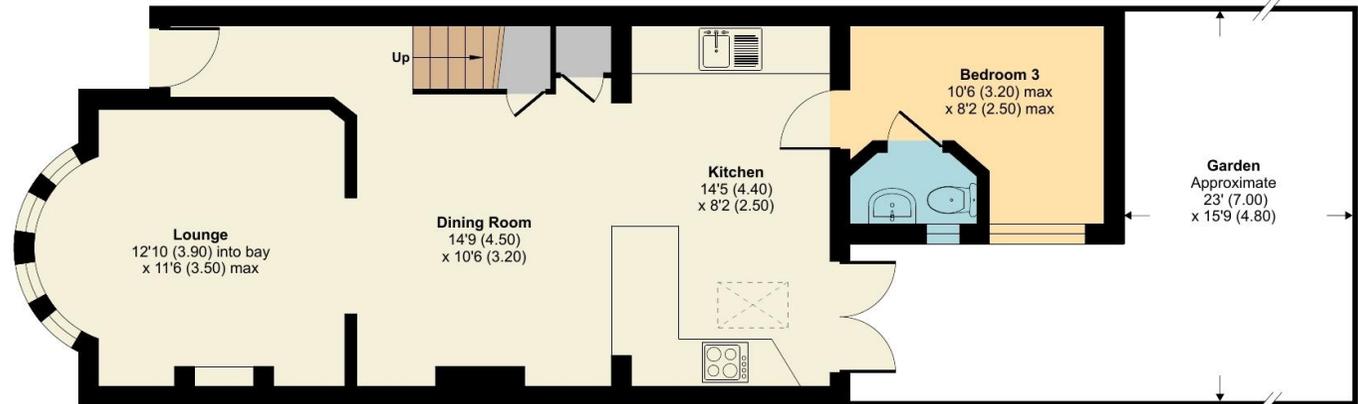
# Lanny Road, London, SE9

Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1255092

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