



Price Band £600,000 - £625,000

Agaton Road, New Eltham, SE9 3RN

Chattertons
Est. 1893

3 Bed semi detached house

Located in the heart of the Dulverton catchment and 5 mins away from New Eltham mainline station is this immaculate 1930s semi detached house with south facing garden.

The house is been updated by the current owners with sympathy to the period of when it was originally built together with a modern twist. The accommodation includes 2 large receptions, modern kitchen with quartz work surface, 3 bedrooms, bathroom with large walk in shower and separate wc.

The decor is light and neutral with subtle wall coverings, mood lighting in the bathroom and kitchen and wood internal doors throughout with art deco style door furniture.

The house also has gas central heating and double glazing. The garden is a good size and faces south incorporating a patio and lawned area with summer house and the driveway to the front is a very good size providing off road parking complimented by artificial grass areas.

Great potential to extend to the rear and into the loft (stpp).



- Heart of the Dulverton catchment area
- 1930s semi detached house
- Refurbishment sympathetic to the period of the house
- South facing garden
- Good size driveway to the front
- Mood lighting in bathroom and kitchen
- Art deco door furniture throughout
- Summer house
- Modern kitchen with quartz work surface
- 5 mins to New Eltham mainline station

Entrance Porch

Entrance Hall

Engineered oak flooring, radiator, under stairs storage cupboard

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

Double glazed bay window, feature fireplace surround with inset gas fire, carpet, internal wood door with art deco style door furniture

Dining Room 12' 6" x 12' 0" (3.81m x 3.66m)

Double glazed doors to the garden, brick built chimney breast, vertical radiator, engineered oak flooring, internal wood door with art deco style door furniture, open plan to

Kitchen 11' 5" x 8' 10" (3.48m x 2.69m)

Double glazed windows to the front and side, wall and base units with quartz work top, sink unit with mixer taps, built in oven and hob with extractor hood, integrated dishwasher, integrated washer dryer, space and plumbing for american fridge freezer, tiled walls and floor

Stairs to the first floor

Carpeted, double glazed window to the side, access to the loft

Bedroom 1 15' 0" x 11' 7" (4.57m x 3.53m)

Double glazed bay window, radiator, carpet, internal wood door with art deco style door furniture

Bedroom 2 11' 11" x 11' 7" (3.63m x 3.53m)

Double glazed window, radiator, laminate flooring, built in wardrobes, internal wood door with art deco style door furniture

Bedroom 3 8' 6" x 7' 10" (2.59m x 2.39m)

Double glazed window, radiator, carpet, internal wood door with art deco style door furniture

Bathroom

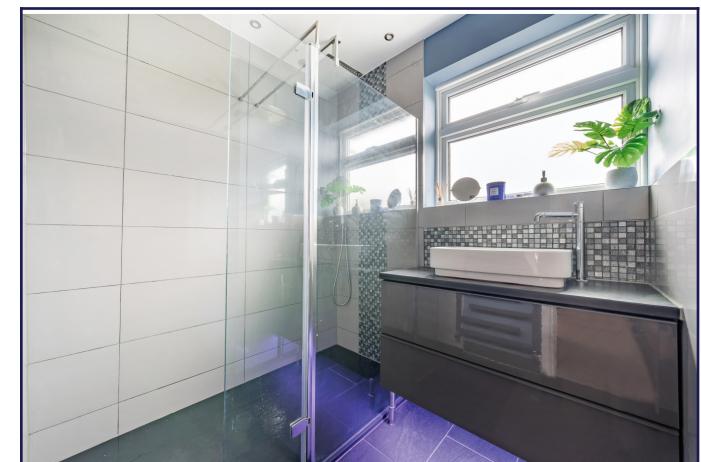
Frosted double glazed window, large walk in shower, wall hung wash hand basin with vanity below and mood lighting, beautifully tiled walls and floor, internal wood door with art deco style door furniture, under floor heating

Separate WC

Low level wc, tiled walls, internal wood door with art deco style door furniture, under floor heating

Garden 70' 0" x 28' 0" (36.58m x 8.53m)

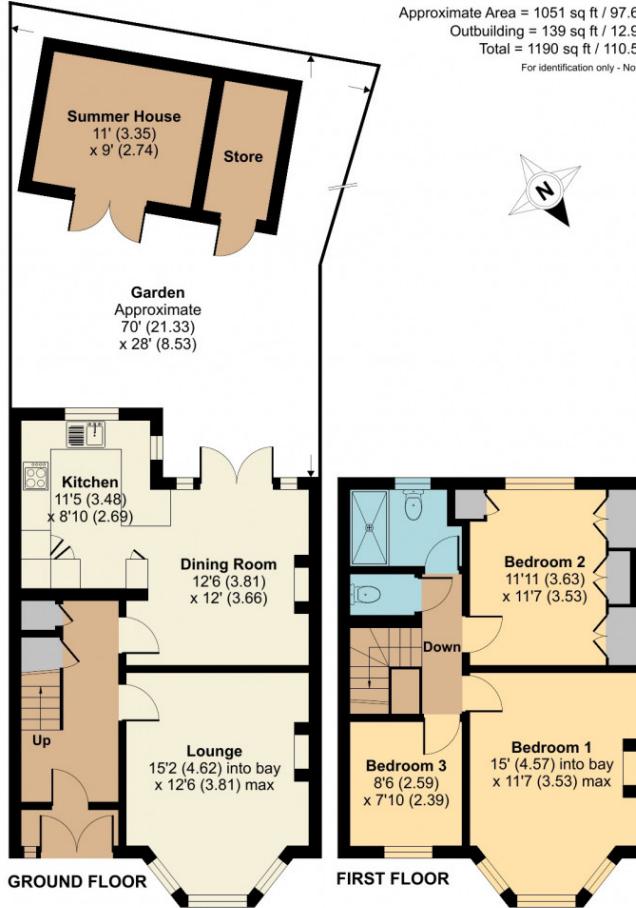
South facing garden, patio area, laid to lawn, Pergola, Summer house, timber built shed





Agaton Road, London, SE9

Approximate Area = 1051 sq ft / 97.6 sq m
Outbuilding = 139 sq ft / 12.9 sq m
Total = 1190 sq ft / 110.5 sq m
For identification only - Not to scale



Certified
Property
Measurer

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.

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