



£799,995

Braywood Road, Eltham, SE9 2RH

Chattertons

EST 1893

Located in a lovely residential road less than 5 minutes from Falconwood mainline station which offers zone 4 access into London. This extended chalet house sits on a very generous plot with large south facing garden, private driveway and double garage protected by electric gates. The house is perfect for a family with the accommodation including lounge, separate kitchen diner, massive family room with views to the rear garden, 4 bedrooms and 2 bathrooms. The house is presented in excellent condition and has double glazing, gas central heating and air conditioning. The house also has solar panels on the house and the garage and so helping to make the house really energy efficient. We have never seen a chalet house like this and with an EPC rating of B.



Extended chalet house

Large plot

Electric gates leading to private driveway
Double garage with electric remote shutter
2 large receptions

Frontage

Electric gates leading to private driveway which leads to the garage

Entrance hall

Spacious hallway, frosted double glazed window, oak flooring, radiator, boiler cupboard housing boiler, megaflo and water softener, separate large storage cupboard

Cloakroom

Frosted double glazed window, low level wc, wash hand basin with mixer taps and vanity below

Lounge 16' 1" x 12' 3" (4.90m x 3.73m)

Double glazed bay window, double radiator, oak flooring

Kitchen diner 20' 7" x 11' 7" (6.27m x 3.53m)

Double glazed window and door to the rear, fitted wall and base units with double oven and mixer taps, rangemaster with extractor hood, integrated washing machine, space for american fridge freezer. tiled flooring, opaque glass tiled wall, radiator, skylight window

Family room 20' 3" x 17' 2" (6.17m x 5.23m)

Double glazed window to the side, double glazed doors to the outside, oak flooring, 2 radiators, air conditioning

Bedroom 4 10' 6" x 7' 10" (3.20m x 2.39m)

Double glazed bay window, radiator, oak flooring

Air conditioning

South facing garden with large gazebo

EPC rating B

2 bathrooms

Ground floor cloakroom

Stairs to the first floor

Carpet, skylight window

Bedroom 1 16' 11" x 13' 1" (5.15m x 3.98m)

Double glazed window, oak flooring, radiator, air conditioning

En suite

Frosted double glazed window shower cubicle, wash hand basin with mixer taps and vanity below, low level wc, tiled walls and floor, under floor heating

Bedroom 2 16' 8" x 11' 11" (5.08m x 3.63m)

Double glazed bay window, radiator, oak flooring, air conditioning

Bedroom 3 11' 11" x 7' 9" (3.63m x 2.36m)

Double glazed window, oak flooring, radiator

Bathroom

2 frosted double glazed windows, jacuzzi bath with mixer taps, double shower, low level wc, wash hand basin with mixer taps and comprehensive storage, tiled floor, under floor heating

Rear garden 105' 0" x 65' 7" (31.98m x 19.97m)

South facing, large patio covered by large gazebo, laid to lawn, outside tap, side access

Detached double garage 19' 8" x 13' 1" (5.99m x 3.98m)

Electric shutter door, pitched roof with solar panels, with direct driveway access, electric car charger





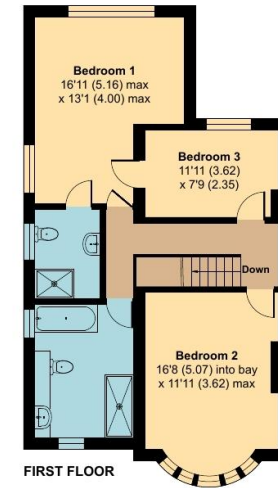
Braywood Road, London, SE9

Approximate Area = 1807 sq ft / 167.9 sq m

Garage = 258 sq ft / 23.9 sq m

Total = 2065 sq ft / 191.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1397026

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:

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