



£799,995

Shallons Road, New Eltham, SE9 3LF

**Chattertons**  
EST 1893

This striking semi detached house has instant kerb appeal with generous frontage and garage and private driveway. The accommodation is family sized featuring 5 bedrooms, formal lounge, open plan kitchen diner with bi folding doors, 2 bathrooms one of which is en suite and accessed via a secret entrance. The garden faces directly south and is lovely and wide along with side access. The property also has a utility area and ground floor cloakroom. Located on the borders of New Eltham and Chislehurst with some excellent schools very nearby. Presented in excellent condition and decorated in light and neutral colours throughout. In the working week New Eltham station is nearby with fast access into London and the city and for entertainment Chislehurst is perfect. Our favourite thing about this property is the elevated views of the city enjoyed in the top floor of the house.



**Striking detached house**  
**Instant kerb appeal**  
**Beautiful south facing garden**  
**Open plan kitchen diner**  
**Bi fold doors**

**Entrance hall**  
Oak flooring, radiator with decorative cover, frosted double glazed window, under stairs storage cupboard

**Lounge 13' 3" x 12' 4" (4.04m x 3.76m)**  
Double glazed bay window, radiator with decorative cover

**Kitchen dining 22' 0" x 18' 1" (6.70m x 5.51m)**  
Bi folding doors to the outside, skylight window, 2 vertical radiators, fitted wall and base units with composite work surface, eye level oven and microwave, island with hob, sink unit with mixer taps, tiled walls

**Utility 8' 10" x 7' 10" (2.69m x 2.39m)**  
Space and plumbing for washing machine, utility cupboard, door to the garden

**Ground floor cloakroom**  
Low level wc, wall hung wash hand basin tiled floor and walls

**Stairs to the first floor**  
Double glazed window to the side, carpet

**Bedroom 2 13' 2" x 11' 4" (4.01m x 3.45m)**  
Double glazed bay window, radiator with decorative cover, carpet

**Bedroom 3 12' 6" x 11' 4" (3.81m x 3.45m)**  
Double glazed window, radiator with decorative cover, carpet, wardrobes which also houses combi boiler

**5 bedrooms and 2 bathrooms**  
**Ground floor cloakroom**  
**Garage and private driveway**  
**Great elevated views of the city**  
**Border of New Eltham and Chislehurst**

**Bedroom 5 7' 0" x 6' 7" (2.13m x 2.01m)**  
Double glazed window, radiator, carpet

**Bathroom 8' 0" x 6' 5" (2.44m x 1.95m)**  
2 frosted double glazed windows, shower bath with shower above and mixer taps, wall hung wash hand basin with mixer taps, low level wc, chrome heated towel rail, tiled walls and floor, extractor fan

**Stairs to the top floor**  
Double glazed duplex window, carpet

**Bedroom 1 12' 5" x 11' 7" (3.78m x 3.53m)**  
Double glazed window, radiator, built in wardrobes with secret entrance into en suite, carpet

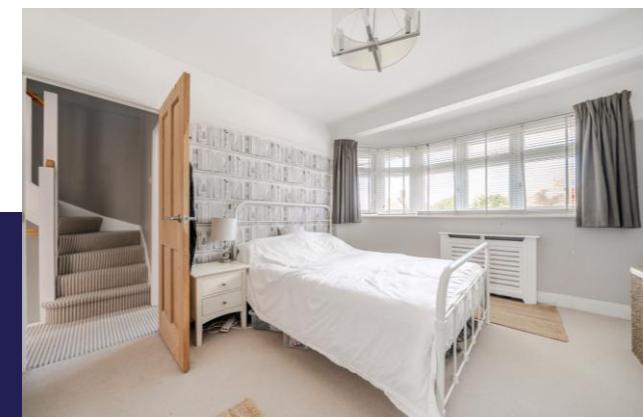
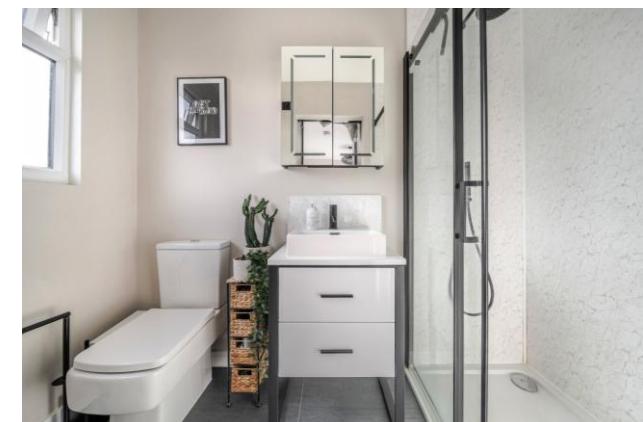
**En suite 8' 1" x 4' 0" (2.46m x 1.22m)**  
Frosted double glazed window, large walk in shower, low level wc, wash hand basin with vanity below, heated towel rail, modern flooring

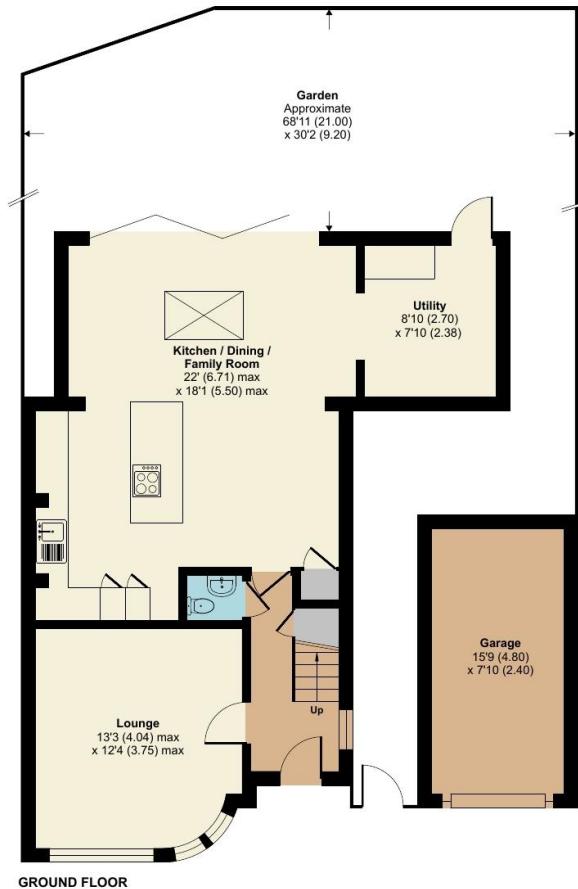
**Bedroom 4 12' 0" x 7' 1" (3.65m x 2.16m)**  
2 skylight windows (with beautiful views of the city of London) 2 eaves cupboards, radiator, carpet

**Rear garden 68' 11" x 30' 2" (20.99m x 9.19m)**  
South facing, decked area and laid to lawn with sectioned off play area, plants trees and shrubs, side access

**Garage 15' 9" x 7' 10" (4.80m x 2.39m)**  
Up and over door

**Front driveway**  
Providing off road parking





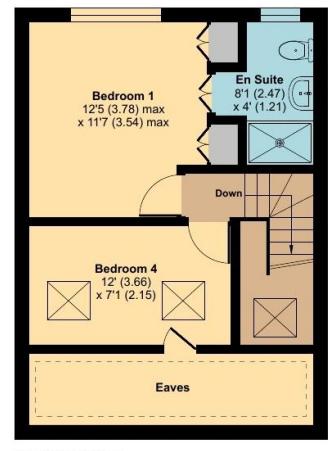
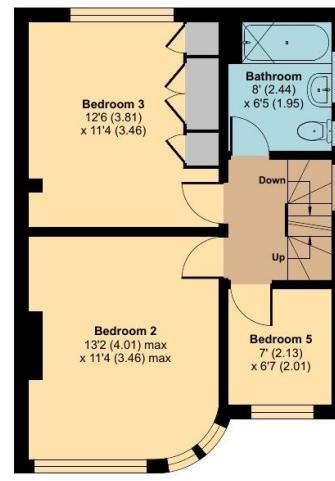
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Chattertons Estate Agents Ltd. REF: 1369524

## Shallons Road, London, SE9

Approximate Area = 1446 sq ft / 134.3 sq m  
 Limited Use Area(s) = 80 sq ft / 7.4 sq m  
 Garage = 124 sq ft / 11.5 sq m  
 Total = 1650 sq ft / 153.3 sq m  
 For identification only - Not to scale



Denotes restricted head height



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