



£325,000

Craybury End, New Eltham, SE9 3SL

Chattertons

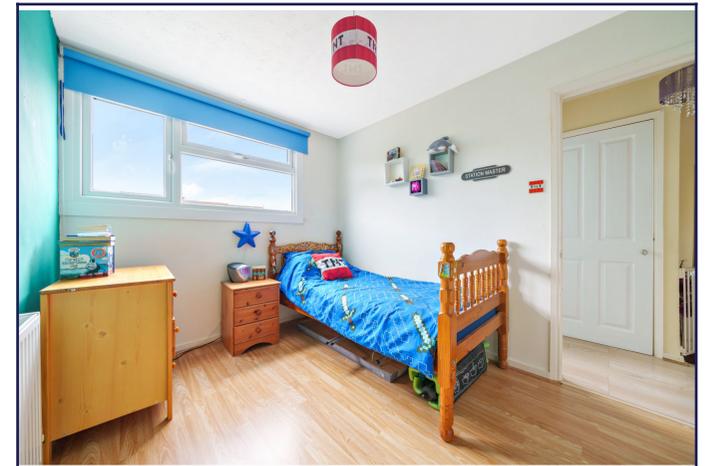
Est. 1893

Modern 2 Bedroom House

Situated within a small cul de sac development and only 5 minutes from New Eltham Mainline station is this modern freehold house with air conditioning.

The accommodation includes large through lounge and 2 double bedrooms, and the house is finished with light and neutral colours featuring gas central heating and double glazing.

The development benefits from well-kept communal gardens and plenty of residents parking. Can't take the heat.... don't worry the air conditioning will resolve that problem.



- Cul de sac development

- Freehold house

- Air conditioning

- 2 double bedrooms

Entrance Porch

Through Lounge 24' 2" x 14' 0" (7.37m x 4.27m)

Double glazed window to the front and side, radiator, laminate flooring, air conditioning

Kitchen 9' 4" x 8' 7" (2.84m x 2.61m)

Double glazed window, wall and base units with laminated work surface, enamel single drainer sink unit with mixer taps, combi boiler, built in oven and gas hob, plumbing for washing machine

Stairs to the first floor

- Gas central heating

- 5 mins from New Eltham mainline station

- Through lounge

- Well kept communal gardens

Bedroom 1 11' 4" x 11' 3" (3.45m x 3.43m)

Double glazed window, radiator, air conditioning, laminate flooring

Bedroom 2 10' 5" x 8' 0" (3.18m x 2.44m)

Double glazed window, wardrobes, air conditioning

Bathroom

Frosted double glazed window, low level wc, wash hand basin, panelled bath

Communal Gardens

Very well-kept communal gardens

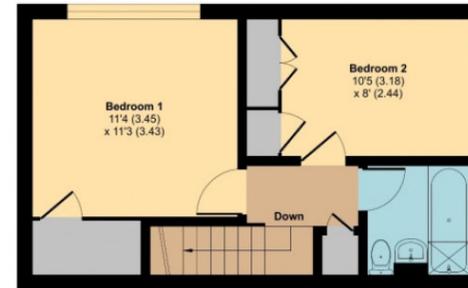




Craybury End, London, SE9

Approximate Area = 703 sq ft / 65.3 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Chattertons Estate Agents Ltd. REF: 962936

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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