



£450,000

Sparrows Lane, New Eltham, SE9 2BU

Chattertons

Est. 1893

# 3 Bed Terraced House

Located in a very popular road and near the end with quick access to the Green Chain walk and Avery Hill Park and with a lovely outlook to the rear, the green open space of the Charlton training ground.

The accommodation includes 2 receptions (one is extended to the rear), 3 bedrooms with kitchen and upstairs shower room. Benefiting from gas central heating and double glazing although the property would further benefit from updating and modernising but with great potential for further extension to the rear and in to the loft, which will be subject to planning although the precedent has well and truly be set in the road.

People love this location as it is less than 10 minutes walk to New Eltham mainline station along with great shops and services along with a host of great bus routes.

Offered to the market chain free.



**Very popular road**

**Near the end of the road next to Avery Hill Park entrance**

**Less than 10 minutes walk to New Eltham mainline station**

**Off road parking**

**Extended dining room**

**Great potential for further extension (stpp)**

**Chain free**

**Lovely outlook to the rear**

### **Entrance Porch**

#### **Entrance Hall**

Radiator, carpet, under stairs storage cupboard

#### **Lounge 12' 11" x 10' 8" (3.93m x 3.25m)**

Double glazed bay window, radiator, carpet

#### **Extended Dining Room 22' 11" x 10' 0" (6.98m x 3.05m)**

Double radiator and single radiator, double glazed sliding doors to the garden, carpet

#### **Kitchen 8' 4" x 5' 9" (2.54m x 1.75m)**

Door to the lean to utility room, wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, cooker point, vaillant boiler, tiled walls, laminate flooring

#### **Lean to Conservatory 8' 11" x 6' 0" (2.72m x 1.83m)**

Door to the garden window to the rear, work surface, plumbing for washing machine

### **Stairs to the first floor**

Carpet, access to the loft

#### **Bedroom 1 13' 3" x 10' 0" (4.04m x 3.05m)**

Double glazed bay window, built in wardrobes with mirrored doors, radiator, carpet

#### **Bedroom 2 11' 5" x 10' 0" (3.48m x 3.05m)**

Double glazed window with lovely outlook, radiator, cupboard housing immersion heater, carpet

#### **Bedroom 3 8' 8" x 5' 11" (2.64m x 1.80m)**

Double glazed window, radiator, carpet

### **Shower Room**

Frosted double glazed window, large walk in shower with Mira shower, low level wc, pedestal wash hand basin with mixer taps, tiled walls, carpet

#### **Rear Garden 52' 0" x 17' 5" (15.84m x 5.30m)**

Laid to lawn with decked area

### **Driveway**

Block paved and providing off road parking

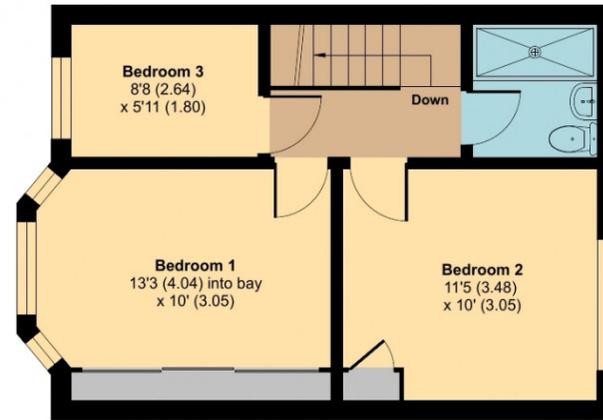




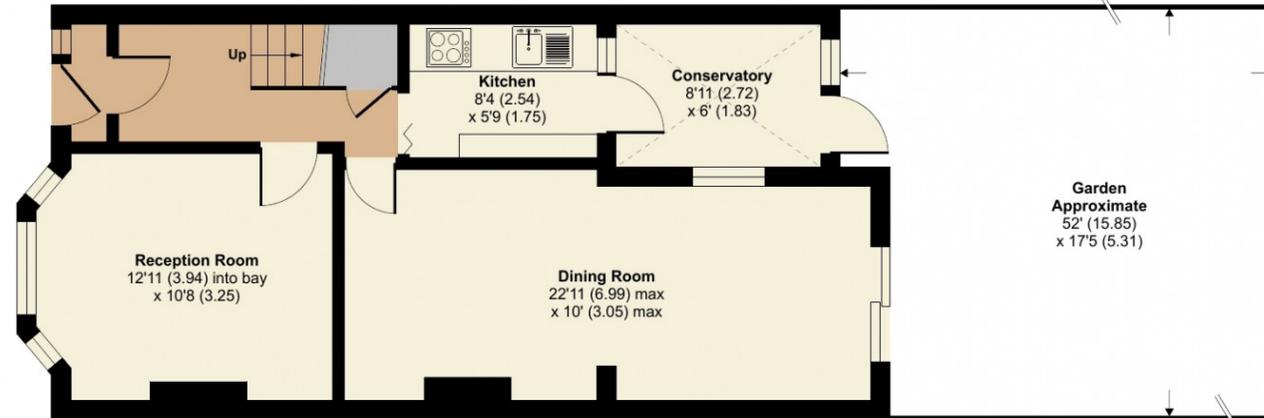
## Sparrows Lane, London, SE9

Approximate Area = 946 sq ft / 87.8 sq m

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). © rlcchcom 2023. Produced for Chattertons Estate Agents Ltd. REF: 1036570

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