



Drewery
a name to trust



Cradley Road

London, SE9 2HD

A 3 bedroom semi detached house which has been presented to such a high standard by the current owner. The property is in a great location and we feel would make an ideal purchase for any commuter. It is located just a short walk from New Eltham train station as well as a variety of shops restaurants and some sought after schools. It comes with two allocated parking spaces and a garage. Internal viewing comes highly recommended.

Main Features

- Modern three bedroom semi detached house
- Ideal for the commuter with New Eltham station close by
- Presented to a high standard by the current owners
- Spacious living room
- Kitchen/diner
- Front and rear gardens

FULL DESCRIPTION

We are pleased to offer to the market this three bedroom semi detached house located in a prime location which we feel is ideal for a buyer commuting up town. The house has been presented to such a high standard by the current owner and is located just a short walk from New Eltham train station as well as the local shops, restaurants and schools.

The property briefly comprises: Entrance hall, deceptively spacious living room which flows into the rear kitchen/diner overlooking the rear garden. To the first floor are three bedrooms and the family bathroom.

Externally there are front and rear gardens, a garage and two further allocated parking spaces.

This house is in excellent condition and internal viewing comes highly recommended.

Entrance hall

6' 8" x 5' 9" (2.03m x 1.75m)

Living room

18' 0" x 11' 5" (5.49m x 3.48m)

Kitchen/diner

14' 6" x 9' 3" (4.42m x 2.82m)

First floor landing

Bedroom one

12' 3" x 8' 2" (3.73m x 2.49m)

Bedroom two

10' 2" x 8' 2" (3.1m x 2.49m)

Bedroom three

7' 8" x 6' 1" (2.34m x 1.85m)

Bathroom

6' 5" x 6' 1" (1.96m x 1.85m)

Outside

Approx 35' rear garden.

Two allocated parking spaces and garage to rear.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D £1,429 per annum.

EER Rating: 67 EIR Rating: 68

Local authority: Greenwich London Borough Council

Directions

Directly opposite our office is Old Farm Avenue which becomes Cradley Road after the junction with Beaverbank Road
Closest Stations: New Eltham (0.35 mi) Sidcup (1.14 mi) Mottingham (1.20 mi)
Closest Schools: Dulverton Primary School (0.27 mi) Wyborne Primary School (0.37 mi) Stationers' Crown Woods Academy (0.86 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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