



New Eltham SE9
£580,000

jdm
ESTATE AGENTS

Description:

Fabulous New Build Home at Avery Heights - With two and a half floors of versatile accommodation this brand new 4 bedroom house is an ideal choice for families looking for extra space.

The entrance hallway leads to a contemporary kitchen/ breakfast room and a living/dining room with French doors to the private garden at the rear. A cloakroom and two storage cupboards complete the ground floor. A master bedroom boasting an en suite shower room, a second bedroom with a Juliet balcony and a good sized fourth bedroom can be found on the first floor. A main bathroom and a separate study complete the first floor layout. Bedroom 3 occupies the entire top floor and features a vaulted ceiling and an en suite shower room, ideal for guests.

To the rear is a pleasant garden with a sunny southerly aspect. To the side is a garage with a driveway to the front providing ample parking. The energy conscious buyer will be pleased to note the solar panels on the rear roof.

The location is excellent being within 0.75 of a mile of New Eltham station and local shops. Viewing of this end of chain property is essential to avoid disappointment.



Directions: From New Eltham Station proceed down Footscray Road and turn right into Southwood Road. At the end go straight across Fiveways into Green Lane. Turn left into Montbelle Road and Frompton Terrace is down on the right hand side opposite the turning to Felhampton Road..

Tenure: Freehold

Council Tax Band: TBA

Local Authority: London Borough of Greenwich



Room Dimensions:

Entrance Hall

Cloakroom

Lounge/Dining Room **16'2 x 12'6**

Kitchen/Breakfast Room **12'3 x 11'2**

First Floor Landing

Master Bedroom **16'2 x 10'11**

Ensuite Shower Room

Bedroom 3 **16'3 x 8'5**

Bedroom 4 **9'1 x 8'11**

Bedroom 5 **7' x 5'3**

Bathroom

Second Floor Landing

Bedroom 2 **16'4 x 15'9**

Ensuite Shower Room

Outside

Garage **16'4 x 8'8**

Garden **34' x 31'11**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	88	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document



Frompton Terrace

APPROX. GROSS INTERNAL FLOOR AREA 1336.33 SQFT / 124.15 SQM. INC GARAGE.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Chislehurst

41 High Street, Chislehurst, Kent BR7 5AE

020 8325 8000

e@jdmonline.com



jdm
ESTATE AGENTS