



# Avery Hill Road

London, SE9 2HE

A charming 2 bedroom cottage which was originally one of the farmers cottages, and situated just a short walk from New Eltham station, shops and schools. This fantastic character house is full of history and charm and stands out from other houses listed. Set back from the road \*\* CHAIN FREE \*\*

## Main Features

- Charming 2 bedroom cottage
- Short walk to New Eltham station, shops and schools
- Full of history and charm
- Set back from the road
- Chain Free
- Large front garden and attractive rear garden

## FULL DESCRIPTION

We are pleased to offer for sale this charming 2 bedroom cottage which sits just a short walk from New Eltham station, shops and schools. Originally one of the farmers cottages this house has plenty of history and character but is well presented throughout.

Set nicely back from the road with a large front garden approach, the house itself briefly comprises: Entrance porch, a good sized living room, a kitchen that over looks the rear garden, bathroom, and then on the first floor you will find 2 double bedrooms.

Externally there is a large front garden approach and an attractive rear garden.

This is a great chance to purchase a cottage with an abundance of charm and history and one that sits just a short walk from New Eltham station, shops and schools. It is offered chain free and will be sure to get interest.

## Entrance porch

### Lounge

20' 1" x 12' 0" (6.12m x 3.66m)

### Kitchen

15' 9" x 11' 5" (4.8m x 3.48m)

### Bedroom one

12' 5" x 9' 9" (3.78m x 2.97m)

### Bedroom two

9' 8" x 9' 7" (2.95m x 2.92m)

### Bathroom

8' 3" x 5' 3" (2.51m x 1.6m)

### Outside

Good sized garden to the rear with patio area.

## 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 - £1,490 per annum.

EER Rating: 74 EIR Rating: 75

Local authority: Greenwich London Borough Council

## Directions

From our Sidcup office proceed over into Old Farm Avenue and continue along until it becomes Cradley Road. At then end turn left into Avery Hill Road and the property is on the left hand side. Closest Stations: New Eltham (0.28 mi) Mottingham (1.12 mi) Sidcup (1.22 mi) Closest Schools: Dulverton Primary School (0.3 mi) Wyborne Primary School (0.34 mi) Stationers' Crown Woods Academy (0.83 mi)



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: [info@drewery.co.uk](mailto:info@drewery.co.uk) [www.drewery.co.uk](http://www.drewery.co.uk)

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