

£475,000

Chartwell Close, London, SE9 3UQ

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Two bedroom semi detached bungalow situated in a very sought after cul de sac within a short walk to New Eltham shopping parade and train station.

Offered with no onward chain this extended bungalow features a large conservatory overlooking the rear garden, gas central heating and double glazing.

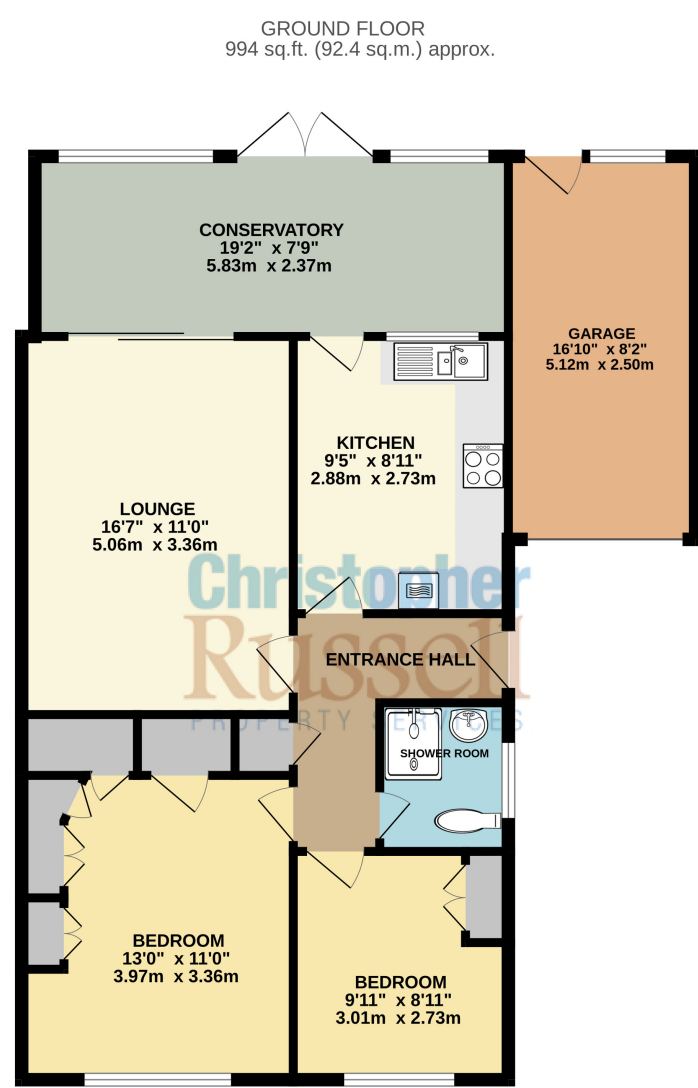
The accommodation comprises; entrance hall, lounge, kitchen, conservatory, two bedrooms and a shower room.

Outside there is a front driveway leading to a garage with a remote control roller door that provides access to the rear garden.

There is also additional gated side access to the garden next to the garage.

The established and secluded rear garden is mainly paved with a mature variety of plants.

Council Tax Band E.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC