



**Offers Over £615,000**  
**Avery Hill Road, London, SE9 2HB**

**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



Spacious extended three bedroom semi detached house situated in an exceptionally convenient location for New Eltham train station and High Street with its excellent shopping facilities.

Well located for several excellent schools including Dulverton and Wyborne Primary Schools this well presented family home comprises; entrance hall, lounge, extended dining room, extended modern fitted kitchen on the ground floor with three bedrooms and a four piece family bathroom on the first floor.

The property features gas central heating, double glazing, modern kitchen and bathroom on the first floor.

Outside there is a good sized driveway that provides off street parking for several cars and a recent block paved shared gated driveway which provides access to the rear garden.

The stunning rear garden is meticulously maintained by the current owner and has been beautifully crafted. An abundance of flower and mature shrubs and a summerhouse located towards the end of the garden with light.

Council Tax Band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 1162 sq.ft. (108.0 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.  
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