



Avery Hill Road, London, SE9 2JL

**Asking Price £699,950**

Welcoming to the market for the first time in 30 years is this well proportioned FOUR bedroom semi detached family home. Rarely do houses this close to Avery Hill Park come available. Internally the property is arranged to provide: Front reception room, dining room, study room/area and kitchen to the ground floor whilst to the first floor are FOUR large bedrooms, a bathroom with four piece suite and separate W.C. There is a large private garden to the rear, garden and off street parking for two vehicles to the front and a garage. Internally the property would benefit from some cosmetic updating and has scope to extend (STPP) and add value. An internal viewing comes highly recommended. EPC rating D.

Freehold. Council tax Greenwich band E.

## ENTRANCE PORCH

Multi painted with frosted glass entrance door, wall light, tiled flooring.

## ENTRANCE HALL



Multi painted with frosted glass wooden entrance door with leaded light frosted window to side, centre light point, carpeted stairs to 1st floor level, under stairs storage cupboard, radiator, carpet as laid.

## RECEPTION ROOM



Double glazed window to front, centre light point, coving to ceiling, cast-iron feature fireplace with tiled inserts, carpet as laid.

## DINING ROOM



Double glazed patio doors to rear leading to garden, Centre light point, radiator, carpet as laid.

## STUDY AREA



Double glazed window to side, centre light point, radiator, carpet as laid.

## KITCHEN



Fitted with a matching range of wall and base units with Work surface over, double stainless steel sink with drainer and mixer tap, space for six burner range cooker, under counter washing machine, and under counter tumble dryer. Multi point centre light point., double glazed

door rear, double glazed window to rear and side, radiator, partly tiled walls, pantry with wall mounted boiler.

### FIRST FLOOR LANDING

Access to loft, doors to all rooms, carpet as laid.

### BEDROOM ONE



Double glazed window to front, centre light point, radiator, painted floorboards.

### BEDROOM TWO



Double glazed window to rear, multi point centre light point, built in storage cupboard, radiator, carpet as laid.

### BEDROOM THREE



Double glazed window to front, centre light point, radiator, carpet as laid.

### BEDROOM FOUR



Double glazed window to side, centre light point, radiator, carpet as laid.

### BATHROOM



Fitted with a four piece suite comprising panel bath with mixer tap, corner glass shower cubicle with glass screen, low-level flush WC with concealed system and vanity wash hand basin with mixer tap. Inset ceiling spotlights., frosted double glazed window to rear, party

tile walls, heated towel rail, tiled flooring with under floor heating.

### **SEPARATE W.C.**

Frosted double glazed window to rear, low-level flush WC, wall mounted wash hand basin with localised tiling behind, vinyl flooring

### **REAR GARDEN**



Patio area leading from the rear of the property, mainly laid to lawn with flower and shrub borders.

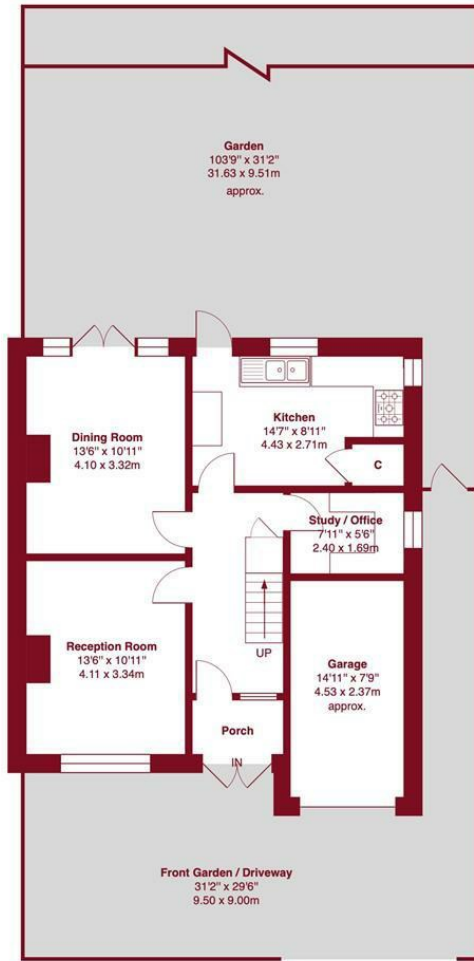
### **FRONT GARDEN**

Off street parking for two vehicles, laid to lawn with flower and shrub borders.

### **GARAGE**

Up and over door, power and light, meters.

# Floor Plan



Ground Floor

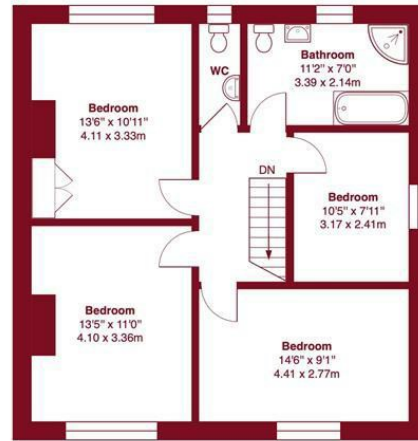


## Avery Hill Road, SE9

Approximate Gross Internal Area = 1320sq ft / 122.6 sq m

Garage Area = 115 sq ft / 10.7 sq m

Approximate Total Area = 1446 sq ft / 134.4 sq m

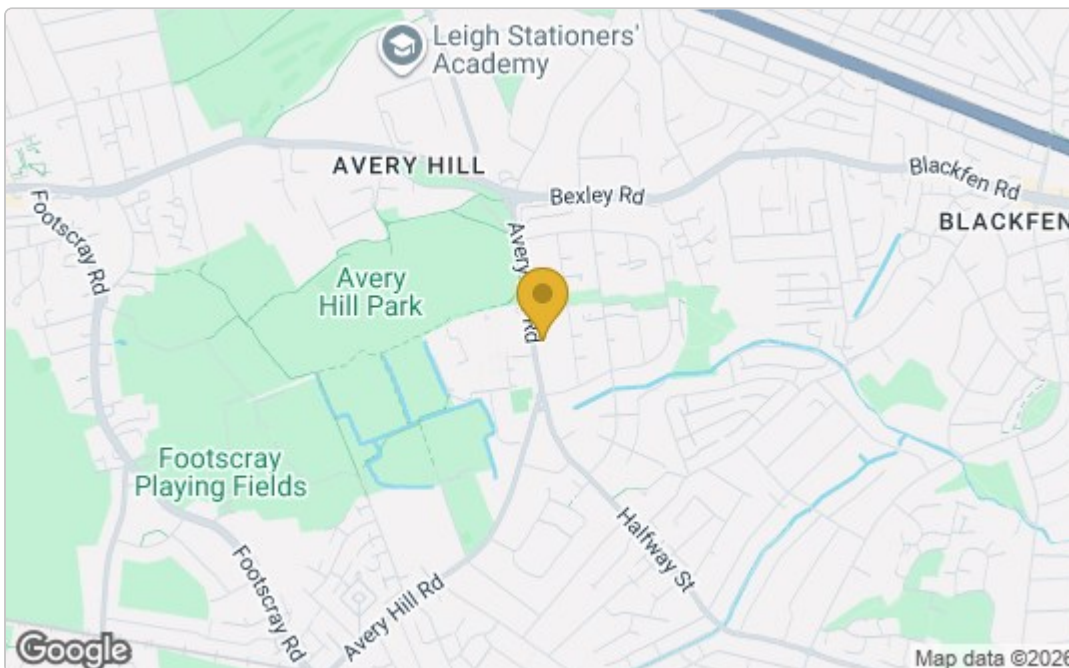


First Floor



This floor plan was produced using RICS measurements standards 2nd edition. This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By Prime Square Photography / Copyright 2026

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.