



## ESTATE AGENT



### Crouch Croft

London, SE9 3HZ

£750,000

Are you looking for the ideal living and entertaining space? This exceptional three double-bedroom semi-detached home has been substantially extended to create a stylish, modern open-plan living environment.

Finished to a high specification throughout, the 1,396 sq. ft. of accommodation comprises: On the ground floor, enter through a spacious porch that leads into the hallway, and then straight into the impressive open plan lounge/kitchen/dining Area. This striking space features large lantern roof windows and combines living and dining areas with a fitted kitchen and breakfast bar with Quartz worktops. Integrated appliances to include oven, microwave, large induction hob with extractor, plus a wine cooler. There is also a separate utility area. The ground floor has engineered wood flooring and underfloor heating throughout, while bi-fold doors open onto the rear garden—creating the perfect indoor-outdoor living and entertaining space.

Also on the ground floor is the third double bedroom, currently used as a home office with views over the garden, as well as a modern family bathroom suite. Upstairs, the first floor offers two further double bedrooms and a fully tiled shower room, complete with two vanity sink units and a walk-in double shower. Externally, the property features a generously sized, east-facing rear garden measuring approximately 90 feet—mainly laid to lawn with a tiled patio area. The front of the property offers off-street parking for multiple vehicles and overlooks open playing fields.

Crouch Croft is a sought-after road within SE9, located just 0.6 miles from New Eltham Train Station (Zone 4), offering regular services into Central London and The City. A selection of the area's finest schools are also nearby, including the popular Montbelle Primary and St. Olave's Prep School. EPC Rating: C

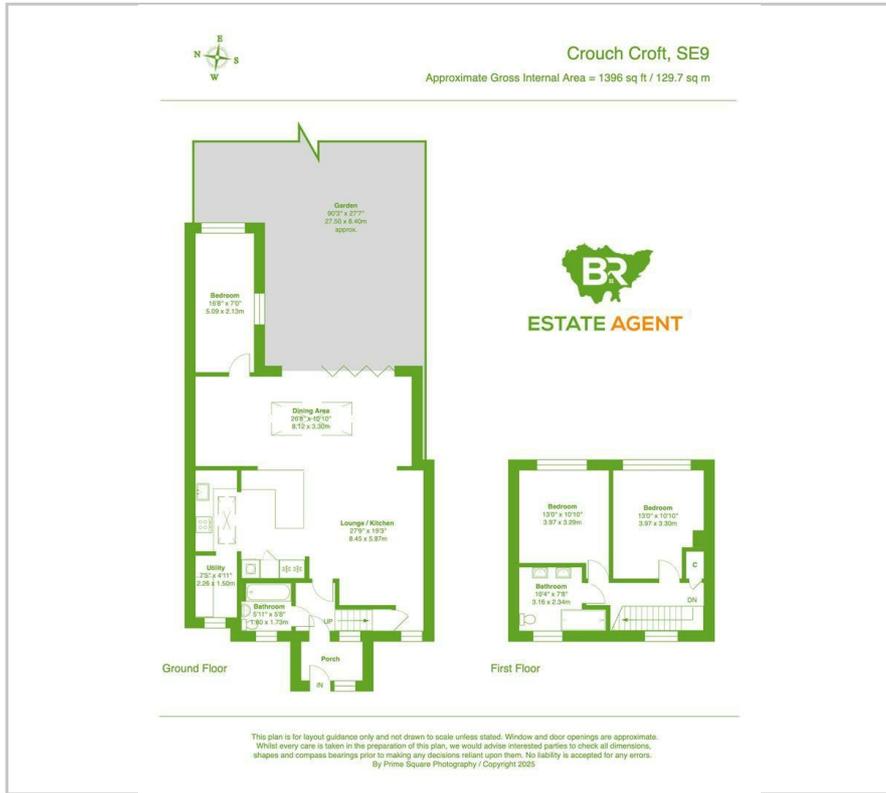
- 1396 Sq.Ft
- Impressive Open Plan Lounge/Kitchen/Dining Area
- Three Double Bedrooms
- Two Bathrooms
- 90 foot (Approx.) East Facing Rear Garden
- Underfloor Heating on the Ground Floor
- Double Glazing & Gas Central Heating Throughout
- Off Street Parking For Several Vehicles
- 10 Minute Walk to New Eltham Train Station
- Close to Montebelle Primary and St Olave's Prep school

### Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



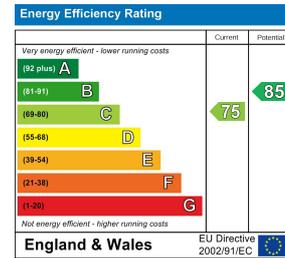
## Floor Plan



## Area Map



## Energy Efficiency Graph



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