



Cedarhurst Drive, Eltham, London, SE9

£995,000 *Freehold*

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An exceptional and beautifully presented four bedroom, two bathroom semi-detached family home, extending to over 2,300 sq ft and offering wonderfully spacious accommodation, impressive energy-efficient technology, a private garage, landscaped garden and driveway parking for up to three cars. The property is also offered to the market chain free.

KEY FEATURES

- over 2,300 sq ft of beautiful extended accommodation
- stunning full-width conservatory
- air conditioning (heat pump based heating + cooling)
- solar panels with a 13.5 kWh Tesla Powerwall
- garage, landscaped garden and parking for 3 cars
- chain free and well placed for schools, stations and Blackheath Village



Blackheath

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Thoughtfully extended and substantially upgraded, this impressive home combines generous family accommodation with an exceptional specification, including heat-pump powered heating and air conditioning, solar panels with a 13.5 kWh Tesla Powerwall, water-based underfloor heating and an electric vehicle charging point.

The ground floor opens into a welcoming entrance hall, leading to an elegant front reception room filled with natural light and featuring French doors connecting through to the main living space. The contemporary kitchen and dining room has been designed with modern family living and entertaining in mind, offering excellent workspace, generous storage and a seamless flow into the impressive full-width conservatory.

Overlooking the beautifully landscaped rear garden, the conservatory creates a wonderful additional living and entertaining space, with ample room for both dining and relaxing throughout the year. A guest cloakroom completes the ground floor, while underfloor heating serves the principal living areas.

The first floor provides three well-proportioned bedrooms, including two generous double bedrooms with fitted wardrobes and air conditioning, together with a further bedroom that would work equally well as a nursery, home office or guest room. The stylishly refurbished family bathroom features both a full-sized bath and a separate walk-in shower.

Occupying the entire second floor, the principal bedroom suite offers an excellent sense of privacy and space, together with air conditioning, extensive eaves storage and a contemporary en-suite shower room.

Externally, the property enjoys a beautifully landscaped and private rear garden, providing an attractive setting for family life, entertaining and summer dining. To the front is a substantial driveway with parking for two to three cars, an electric vehicle charging point and a private garage offering further parking or excellent storage.

The property has been enhanced with a range of features rarely found in homes of this style. The solar panels are linked to a 13.5 kWh Tesla Powerwall, designed to store generated electricity and help reduce ongoing energy consumption, while the heat-pump powered heating and air conditioning provide year-round comfort.

Cedarhurst Drive is a highly regarded residential road, ideally positioned for families and commuters. Lee, Kidbrooke, Blackheath and Eltham stations are all within easy reach, providing connections into Central London, the City and Canary Wharf, while the nearby A2 offers convenient road access towards Kent and the M25.

The area is particularly well served by a wide choice of highly regarded schools, including Eltham College, Colfe's School and Thomas Tallis School, together with several popular primary schools. Blackheath Village, with its excellent selection of independent shops, cafés, bars and restaurants, is also easily accessible, as are the open spaces of Greenwich Park, Manor House Gardens and Sutcliffe Park.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
EPC rating: tbc
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

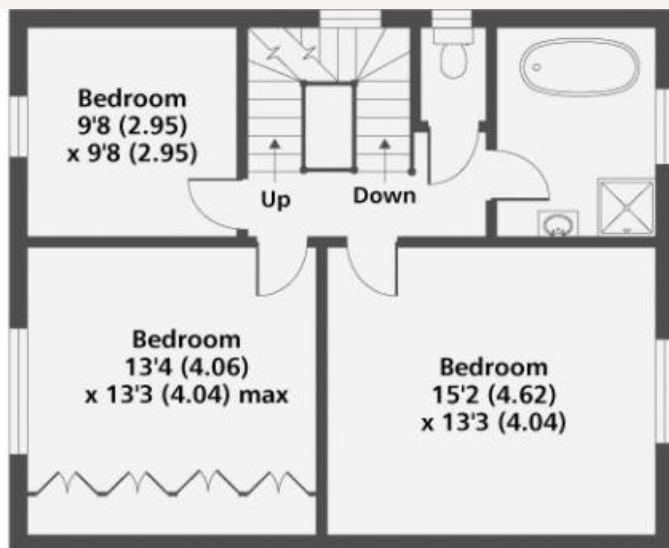
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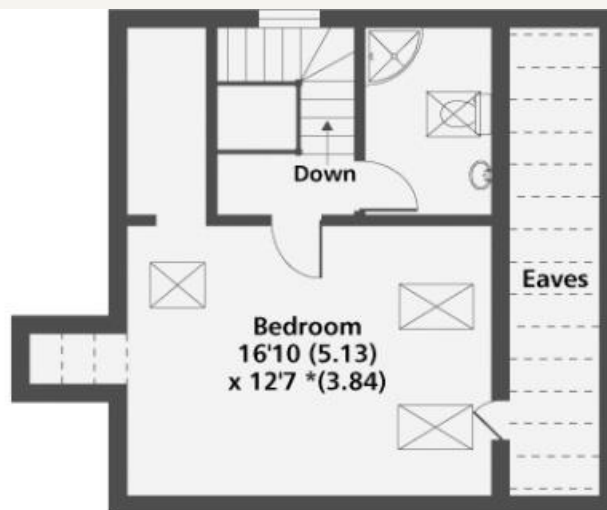
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

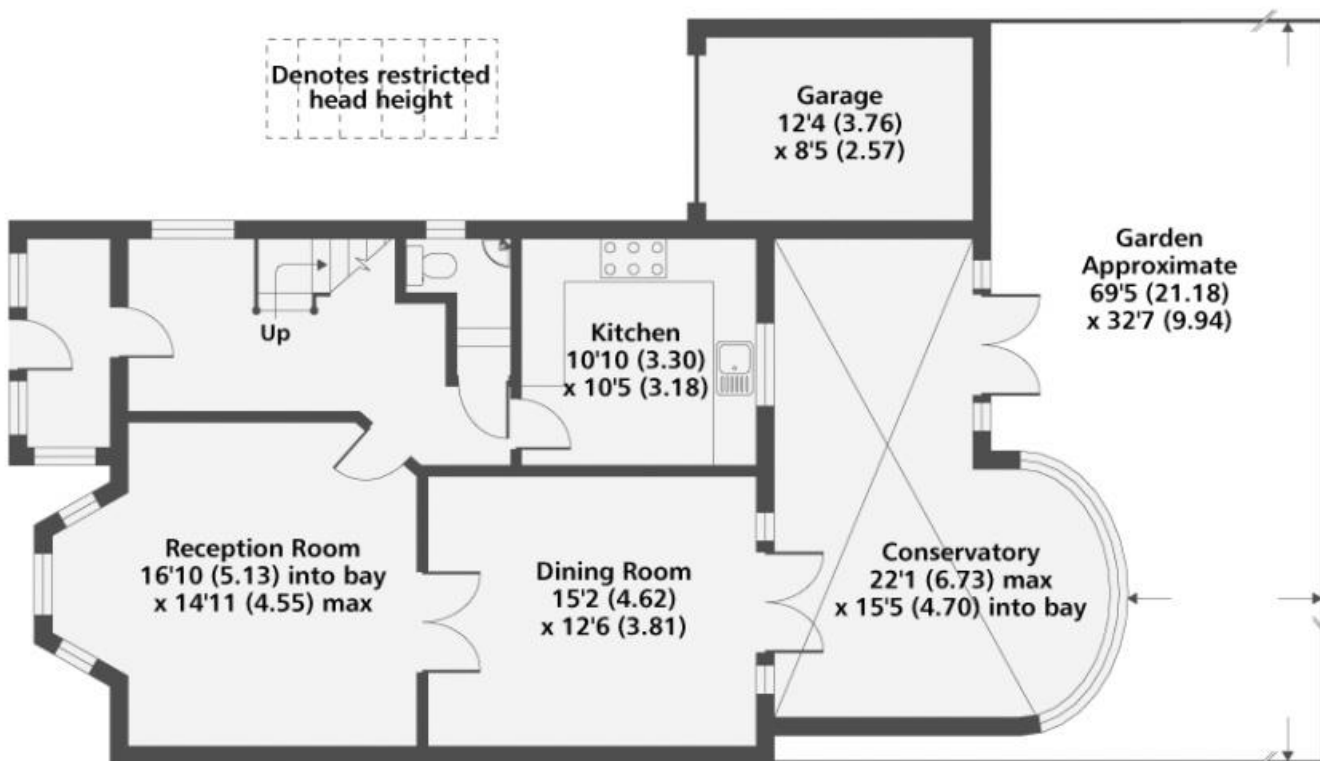




First Floor



Second Floor



Ground Floor

Gross Internal Floor Area 2309 sqft 214.5 sqm (includes restricted head height)

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