



NORTH PARK, ELTHAM, LONDON, SE9 5AW
£2,000,000 FREEHOLD

SET WELL BACK BEHIND A GENEROUS FRONTAGE ON ONE OF ELTHAM'S MOST PRESTIGIOUS ROADS, THIS SUPERB DOUBLE-FRONTED DETACHED FAMILY HOME EXTENDS TO OVER 3,900 SQ FT AND OFFERS EXCEPTIONAL LIVING SPACE, ELEGANT PROPORTIONS, AND A WONDERFULLY BALANCED LAYOUT THAT IS PERFECTLY SUITED FOR MODERN FAMILY LIFE.

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DESCRIPTION:

The welcoming entrance porch and hall sets the tone, leading through to large reception/bedroom with ensuite shower room and a remarkable 40 ft reception room with a feature bay provides an impressive space for entertaining, with direct access onto the garden. At the heart of the home is the large kitchen and dining room, thoughtfully designed with space for both family dining and more formal occasions. A conservatory/orangery extends this area further, seamlessly connecting the living space to the garden. There is also a utility room and store room. Upstairs, the accommodation continues to impress with five bedrooms (one currently used as a dressing room) and including two huge bedrooms both with ensuites and an addition modern family bathroom with separate shower and bath, offering comfort and practicality for a busy household.

The rear garden extends to approximately 93 ft and offers an exceptional outdoor setting, with two substantial garden buildings that provide scope for home offices, gyms, or studios. The garden combines privacy with excellent proportions, making it ideal for family life and entertaining alike. To the front, the wide driveway provides off-street parking for several vehicles, setting the house well back from the road and enhancing its sense of presence.

North Park is a highly sought after residential street located very close to Eltham High Street and 800 metres from Eltham station which offers regular services to London Bridge, Waterloo East, Cannon Street, Charing Cross, London Victoria and Lewisham (for DLR). Eltham High Street offers comprehensive shopping, bars, restaurants and the recently built Vue cinema. Both Blackheath and Chislehurst provide an endless choice of restaurants, bars and delicatessens and are within a ten minute drive. The popular Eltham Park is five minutes away. The locally renowned Gordon primary School and Eltham Church of England are just a few minutes away. For secondary schools, there is The Harris Academy Greenwich, Eltham Hill School for girls and you have access to the popular Grammar schools of the Bexley Borough. If you're looking for secondary schools. St Olaves prep, Eltham College & Colfes private schools are all within reach.







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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

70 C 80 C

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