



CHALK STREET /
ESTATES

Wayside Grove, London, SE9

Offers Over **£475,000**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Positioned within close proximity of Elmstead Woods Station and boasting excellent transport links and bus routes is this two bedroom end of terrace house.

Upon entering the property, you are greeted with a well presented dining area measuring 16'4 x 5'9 which is flooded with natural light.

From here the room opens through to the hallway which in turn provides access to the gorgeous family bathroom, handy utility, external access to the garden and the stairs rising to the first floor.

Spanning the left side off the home, located off the dining room, is the spacious reception room and stylish kitchen. The reception room enjoys a cast iron centre fireplace, deep skirtings and decorative cornice.

At the rear of the property, the kitchen comprises numerous wall and base units, ample worktop space and room for essential appliances. A single patio door opens onto the rear garden.

Heading upstairs, there are two large double bedrooms which are both well presented and enjoy fitted wardrobes.

The property also has the added benefit of a separate home office (11'11 x 9'6).

Externally, to the front there is ample off street parking whilst to the rear the garden measures 63' x 26'3 approximately.

Viewing is highly recommended to fully appreciate all this wonderful home has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed





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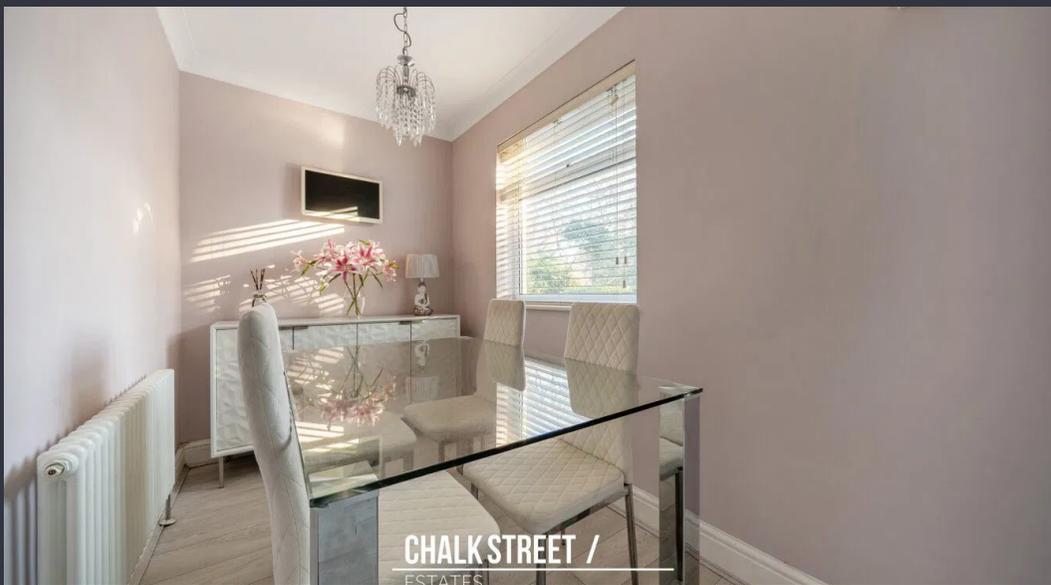
- 2 Double Bedrooms
- End of Terrace House
- Spacious Reception Room
- Seperate Home Office
- Modern Downstairs Family Bathroom
- Off Street Parking
- Private 63' Rear Garden
- Close To Excellent Transport Links & Bus Routes
- 0.7 Miles From Elmstead Woods Station
- Close Proximity To Local Shops and Amenities

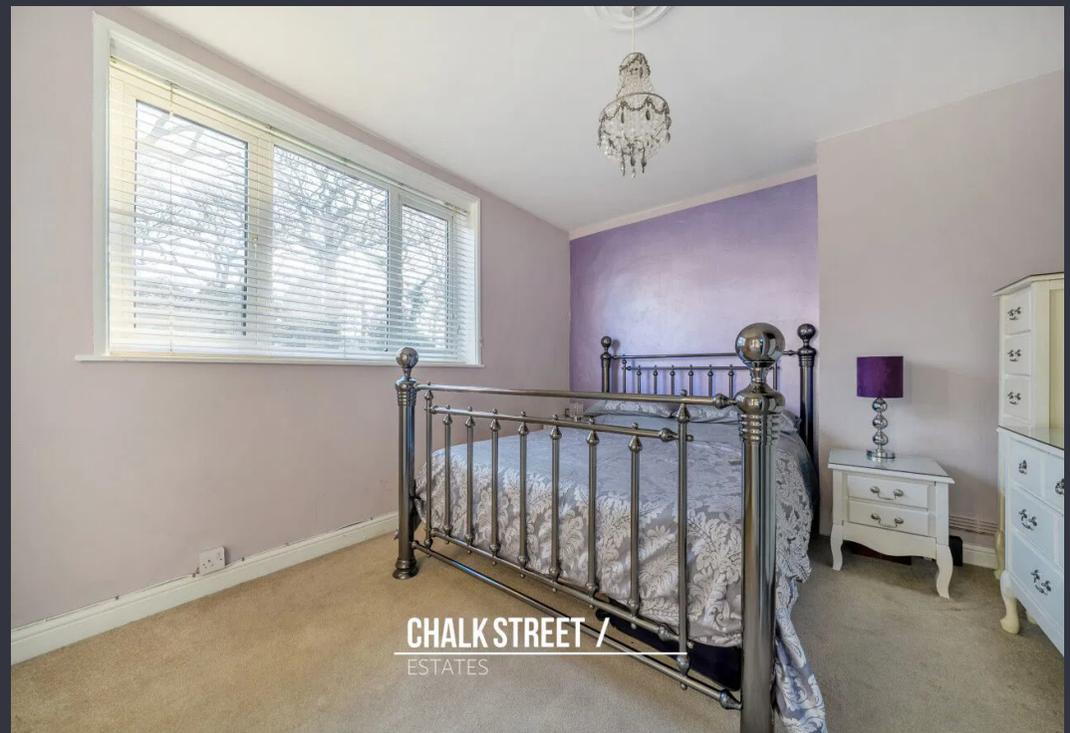


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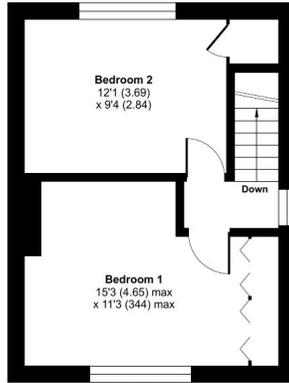




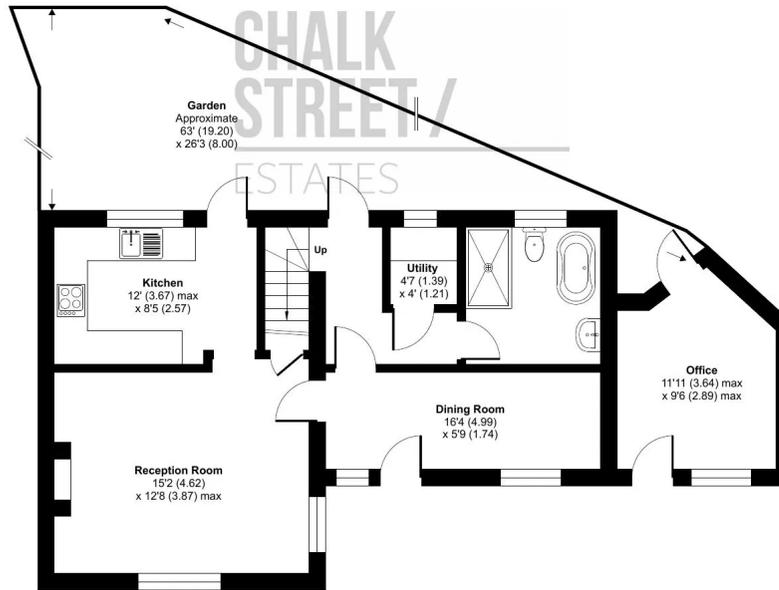


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Approximate Area = 869 sq ft / 80.7 sq m
 Outbuilding = 96 sq ft / 8.9 sq m
 Total = 965 sq ft / 89.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Chalk Street Estates Limited. REF: 1394566



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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