



Brentwood Close, SE9 2DT
Asking Price £350,000

COCKBURN
ESTATE AND LETTINGS AGENTS

Brentwood Close, SE9 2DT

***** Charming 2-Bedroom Ground Floor Maisonette at Brentwood Close - CHAIN FREE!**

Discover the height of comfortable and convenient living in this wonderful 2-bedroom ground floor maisonette situated within the sought-after neighbourhood of New Eltham, London. Boasting a harmonious blend of space and location, this residence presents an exceptional opportunity for first time buyers and investors alike.

Briefly comprising two bedrooms, larger than average reception room, kitchen, family bathroom and a wonderful maintained garden to rear. The property is within a stones throw of New Eltham village shops and eateries, and owners needing to commute into London have the added benefit of being a 3 minute walk to New Eltham railway station. You also have the added benefit of a garage en bloc, and residential permit parking within the close.

Footscray playing fields and Charlton Athletic FC Training ground are also on your doorstep, and families will appreciate the proximity to reputable schools in the area – giving you peace of mind for a top-tier education for your children!



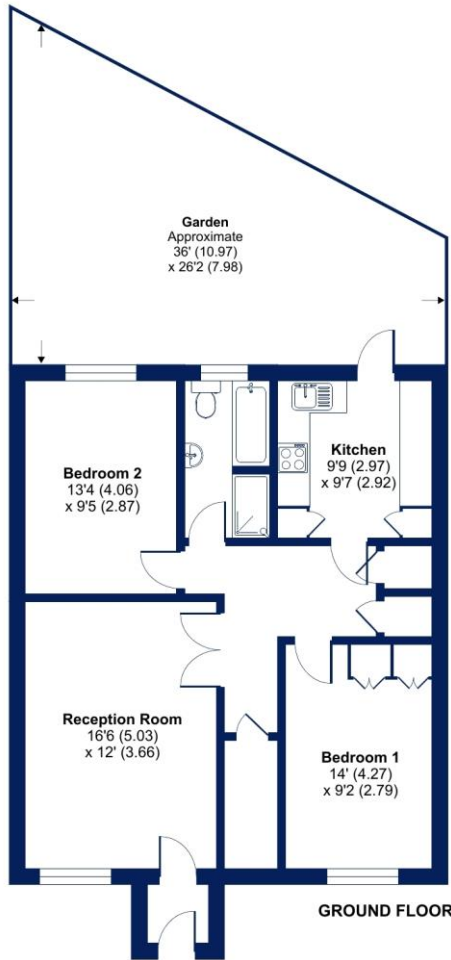
Key Features:

- ◆ **Chain Free Sale**
- ◆ **Two Double Bedrooms**
- ◆ **Larger Than Average Wrap Garden To Rear**
 - ◆ **Perfect First Time Purchase**
- ◆ **Walking Distance Of New Eltham Village Shops, Eateries & Amenities**
- ◆ **Within A Stones Throw Of New Eltham Railway Station**
 - ◆ **Reputable Local Schools**
 - ◆ **Footscray Playing Fields & Charlton Training Grounds On Your Doorstep**
- ◆ **Council Tax Band C – Greenwich London Borough Council**
 - ◆ **Energy Rating C – Potential C**



Brentwood Close, London, SE9

Approximate Area = 794 sq ft / 73.7 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cockburn Estates Agents. REF: 1025102

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Cockburn EA
38 Mottingham Road,
London, SE9 4QR

t: **020 8857 8857** cockburn-online.co.uk

COCKBURN
ESTATE AND LETTINGS AGENTS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.