

COCKBURN
ESTATE AND LETTINGS AGENTS

Lannoy Road

SE9 2BN



Cockburn are pleased to present to the market this stunning three bed family home, located in the ever popular area of New Eltham, SE9.

Having been lovingly refurbished throughout its entirety by its current owners, the property comprises large open plan reception/kitchen to the ground floor, complete with modern fitted fixtures, brand new flooring and finished to a neutral standard.

Leading upstairs, you will find two double bedrooms, with a third single bedroom that is currently used as a home office. A modern family bathroom completes the property, all finished to the highest standard. Further benefits include both front and rear gardens, the perfect spaces for those looking to transform green spaces, or those who enjoy entertaining guests on warm summer evenings.

In terms of location, Lannoy Road is set in the heart of New Eltham, and is within walking distance to the village shops, amenities and green spaces. New Eltham mainline station is only a few minutes walk away, with its regular trains into the city & beyond, perfect for those needing to commute.

Excellent bus links keep you connected with Eltham, Chislehurst and Sidcup, whilst highly regarded schools are within the local catchment area, making the property ideal for first time buyers or growing families.



Key features:

- ❑ Three Bed Family Home
- ❑ Refurbished To High Standard Throughout
- ❑ Walking Distance To New Eltham Mainline Station
- ❑ Within Easy Reach Of New Eltham Village Amenities, Shops & Green Spaces
- ❑ Ideal For First Time Buyers
- ❑ Well Maintained Front & Rear Garden
- ❑ Resident Permit Parking
- ❑ Catchment Area For Superb Local Schools
- ❑ EPC Rating E - Potential C
- ❑ Council Tax Band D - Royal Borough Of Greenwich



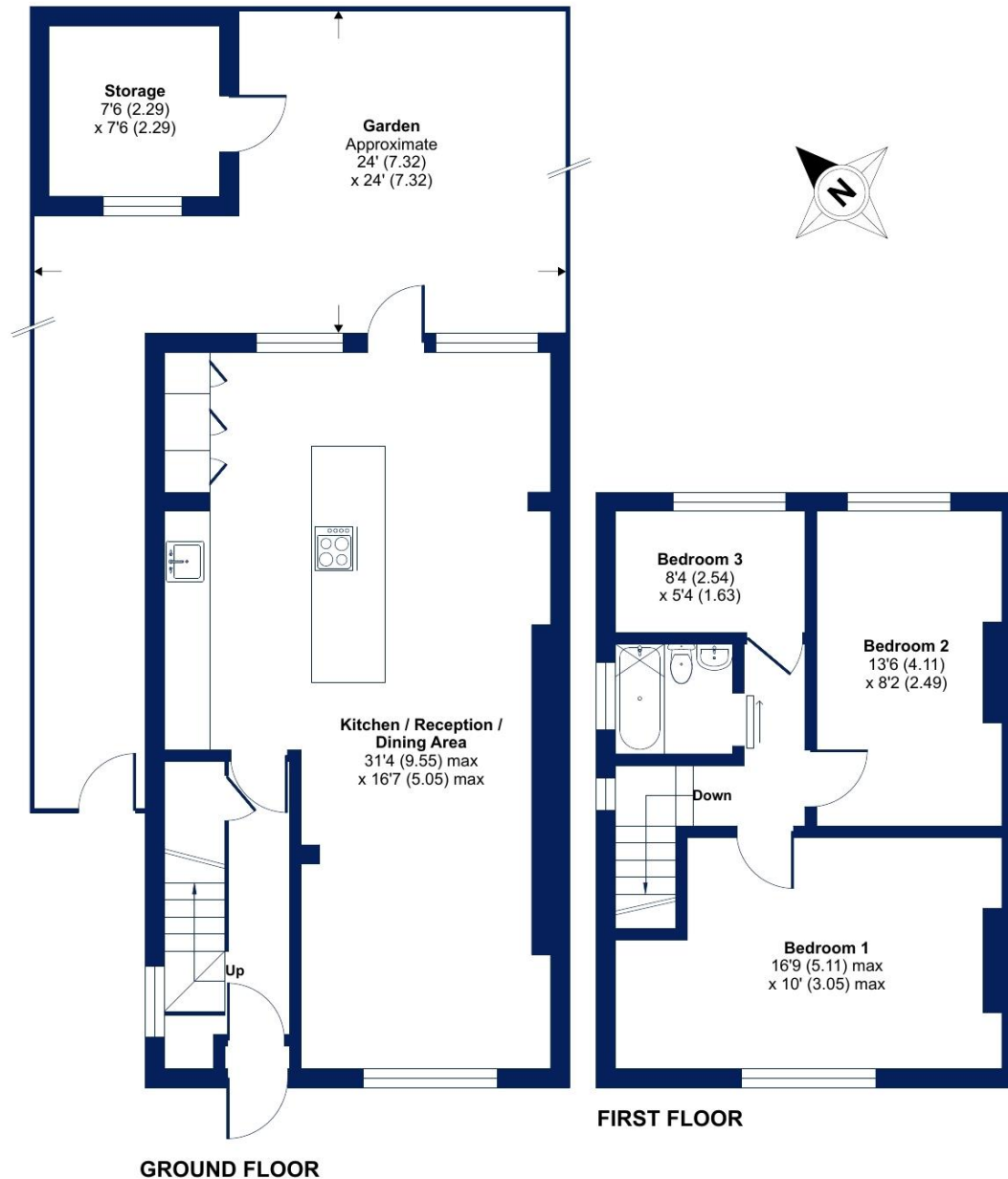
Lannoy Road, London, SE9

Approximate Area = 951 sq ft / 88.3 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 1007 sq ft / 93.5 sq m

For identification only - Not to scale



EPC: E

COUNCIL TAX BAND: D

TENURE: Freehold

For more information on this house or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road
New Eltham
London
SE9 2EB



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Cockburn Estates Agents. REF: 1201568