

Southwood Road

SE9 3QE



**Cockburn presents this wonderful example of a spacious family home (1835 Sq Ft inc outbuilding) ideally located near New Eltham station!**

*Boasting ample space, high ceilings and bundles of character throughout, this period property comprises two reception rooms, large kitchen, utility, office, four/five bedrooms and two bathrooms. Each room is generously sized, with the layout being perfect for every day living and providing an expansive amount of space for growing families.*

*To the rear is a well-proportioned garden, the perfect space for outdoor entertaining, activities or for those with green fingers, a patio to the side with a second to the rear, as well as two outbuildings. The property also has the added benefit of off street parking to the front.*

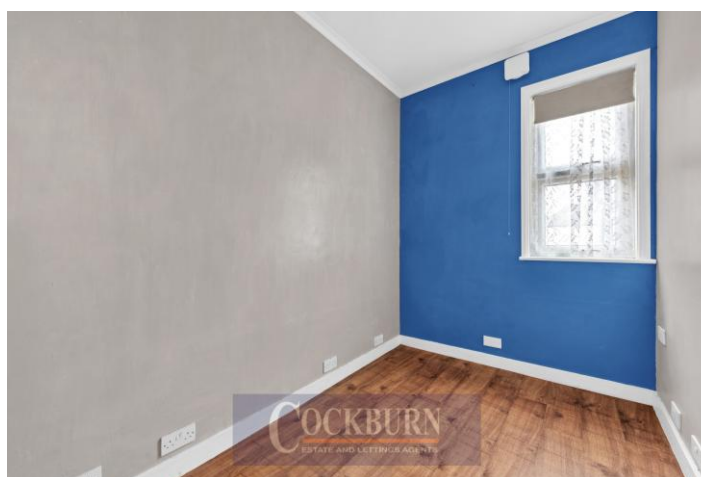
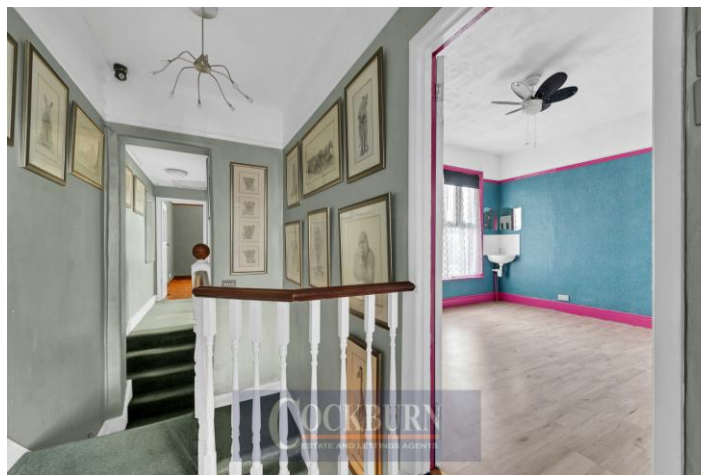
*In terms of location, Southwood Road is set within walking distance of a whole host of amenities, including New Eltham village shops, eateries and local library. New Eltham railway station is within easy reach, with its regular trains into the city and beyond, making the property ideal for those needing to commute.*

*Excellent bus links keep you connected with Eltham, Chislehurst and Sidcup, whilst the property is also within the catchment area for highly regarded schools and nurseries including Dulverton and Wyborne Primary Schools.*



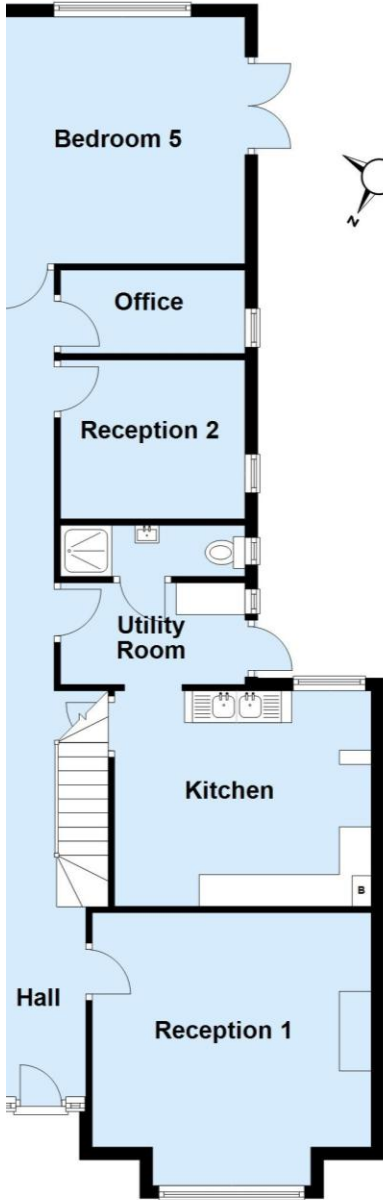
## Key Features:

- ❑ Chain Free Sale
- ❑ Period Property
- ❑ Four/Five Bedrooms
- ❑ Off Street Parking
- ❑ Walking Distance Of New Eltham Railway Station
- ❑ Within Easy Reach Of New Eltham Village Amenities, Shops & Green Spaces
- ❑ Generous Garden To Rear With Outbuildings
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Chislehurst & Sidcup
- ❑ Catchment Area For Superb Local Schools
- ❑ EPC Rating E - Potential B
- ❑ Council Tax Band E - Royal Borough Of Greenwich



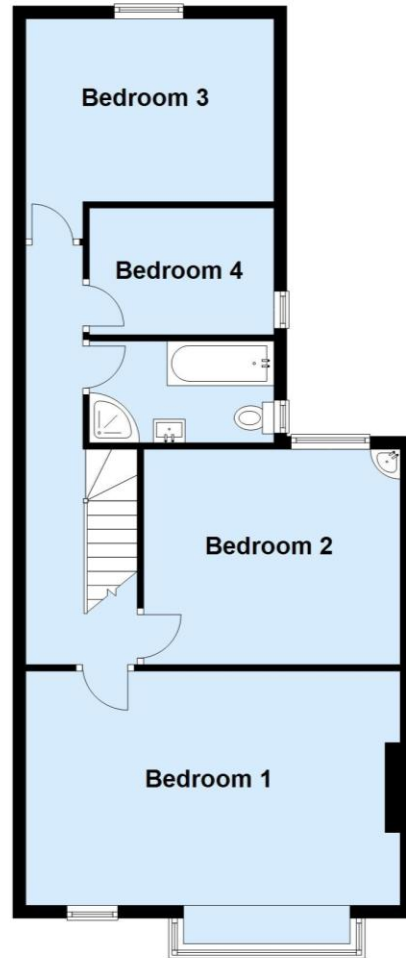
## Ground Floor

Approx. 83.9 sq. metres (903.6 sq. feet)



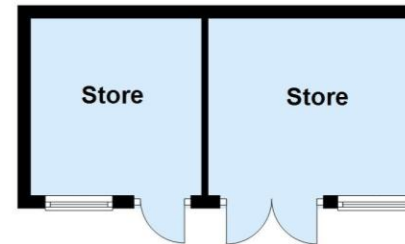
## First Floor

Approx. 69.5 sq. metres (747.7 sq. feet)



## Outbuilding

Approx. 17.5 sq. metres (188.7 sq. feet)



Total area: approx. 170.9 sq. metres (1840.0 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

**EPC: E**

**COUNCIL TAX BAND: E**

**TENURE: Freehold**

For more information on this property 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.



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