

COCKBURN
ESTATE AND LETTINGS AGENTS

Broad Lawn

SE9 3XD



Nestled in the heart of New Eltham on the sought-after Broad Lawn, this delightful three-bedroom family home offers a perfect blend of comfort, style, and convenience. Situated on a prime residential road, this property benefits from excellent transport links, local amenities, and a vibrant community atmosphere.

Key Features:

Three Spacious Bedrooms: Thoughtfully designed for both comfort and practicality, perfect for growing families or professionals.

Extended Rear Living Space: A bright and versatile rear extension, ideal for entertaining, family gatherings, or creating a relaxing retreat.

Private Garden: A well-maintained garden offering privacy and tranquility, perfect for outdoor dining, gardening enthusiasts, or simply unwinding in the fresh air.

Modern Kitchen and Living Areas: Tastefully updated with contemporary fittings, this home combines functionality with style.

Prime Location: Conveniently located near New Eltham's local amenities, excellent schools, parks, and transport links, making commuting a breeze.

This charming home offers a wonderful opportunity to settle into one of New Eltham's most desirable areas. Whether you're seeking a family residence or an investment property, 36 Broad Lawn is sure to impress with its welcoming ambiance, superb features, and unbeatable location.

Arrange a viewing today to experience this exceptional property for yourself. Don't miss your chance to make it your dream home!



Key Features:

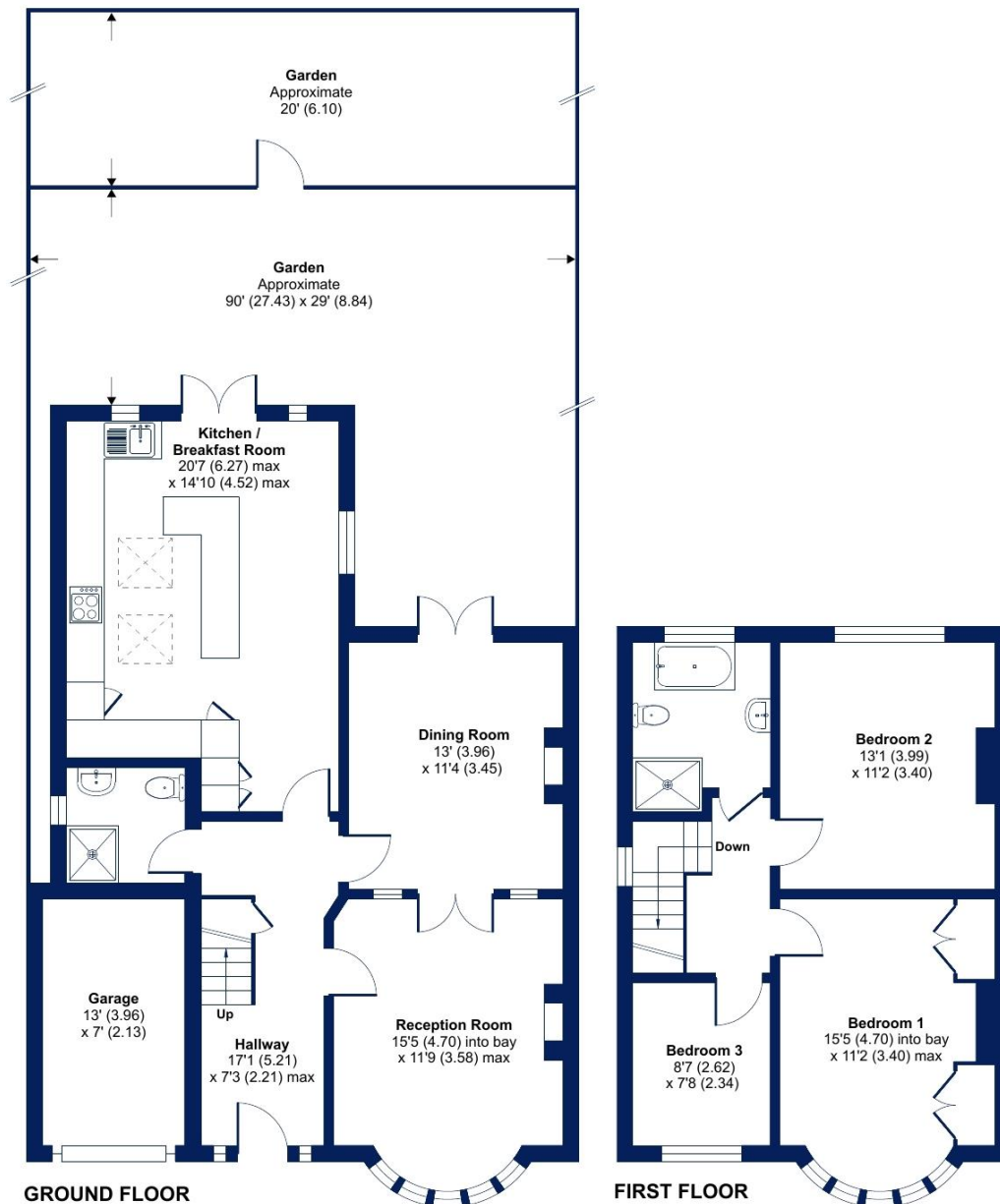
- ❑ Chain Free Sale
- ❑ Three Bedroom Family Home
- ❑ Through Reception Room
- ❑ Extended Kitchen
- ❑ Generous Private Rear Garden
- ❑ Easy Reach Of New Eltham Village & Railway Station
- ❑ Off Street Parking
- ❑ Close to Fairy Hill Park
- ❑ Excellent Transport Links
- ❑ Council Tax Band E - Royal Borough Of Greenwich



Broad Lawn, London, SE9

Approximate Area = 1392 sq ft / 129 sq m (includes garage)

For identification only - Not to scale



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.



352 Footscray Road
New Eltham
London
SE9 2EB



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cockburn Estates Agents. REF: 828944