



COCKBURN
ESTATE AND LETTINGS AGENTS

Ivor Grove

SE9 2AJ

Located in the ever-popular area of New Eltham, Ivor Grove offers ample space throughout and is offered to the market CHAIN FREE.

Benefitting over 1278 sq ft of space, the property comprises two reception rooms, generous fitted kitchen, ground floor cloakroom, three bedrooms and family bathroom. To the rear is a well-proportioned garden, complete with both patio area and lawned green – ready to be transformed into an outside oasis! Off street parking and a garage to the front completes the property, offering plentiful space for vehicle parking and further storage space in the garage.

In terms of location, Ivor Grove is undeniably in one of the best spots in SE9, being within walking distance to the ever popular New Eltham village – offering local butchers, shops, public house and eateries. Excellent bus links run nearby, keeping you connected with Sidcup, Eltham and Chislehurst, whilst regular trains from New Eltham railway station is perfect for those needing to commute into the city, with trains getting you to London Bridge within 18 minutes.

Families will appreciate being within the catchment area for some of the most highly regarded local schools and nurseries, ensuring top-notch education for the next generation. Green spaces, parks and leisure facilities are all within easy reach, making the property ideal for growing families.



Key Features:

- ❑ Three Bed Family Home
- ❑ Three Bedrooms & Two Reception Rooms
- ❑ Off Street Parking & Garage
- ❑ Huge Potential For Extension STPP
- ❑ Walking Distance To New Eltham Village Shops & Amenities
- ❑ Within A Stones Throw Of New Eltham Railway Station
- ❑ Excellent Bus Links Keeping You Connected With Sidcup, Eltham & Chislehurst
- ❑ Catchment Area For Highly Regarded Schools & Nurseries
- ❑ EPC Rating D - Potential B
- ❑ Council Tax Band E - Royal Borough Of Greenwich





Ivor Grove, SE9
Approximate Gross Internal Area = 1132 sq ft / 105.2 sq m
Garage = 178 sq ft / 16.5 sq m
Total Area = 1278 sq ft / 118.8 sq m

EPC: D

COUNCIL TAX BAND: E

TENURE: Freehold

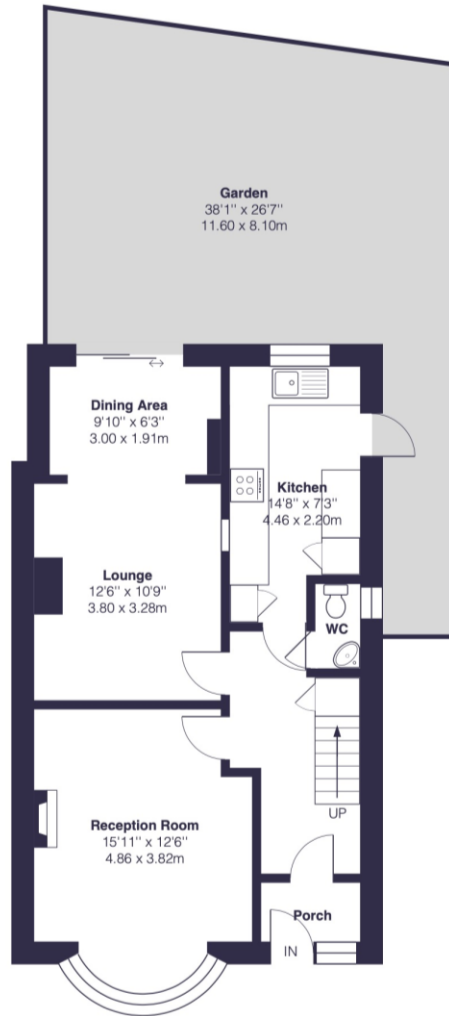
For more information on this property or to arrange a viewing please call the office on

0208 859 8590

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



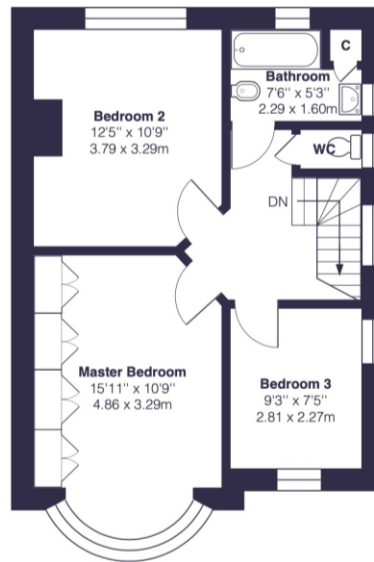
352 Footscray Road
New Eltham
London
SE9 2EB



Ground Floor



Outbuilding



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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