

COCKBURN
ESTATE AND LETTINGS AGENTS

Avery Hill Road

SE9 2EY



Offered to the market in turn-key condition, Cockburn are pleased to present to the market this stunning three bedroom family home in the heart of New Eltham, SE9.



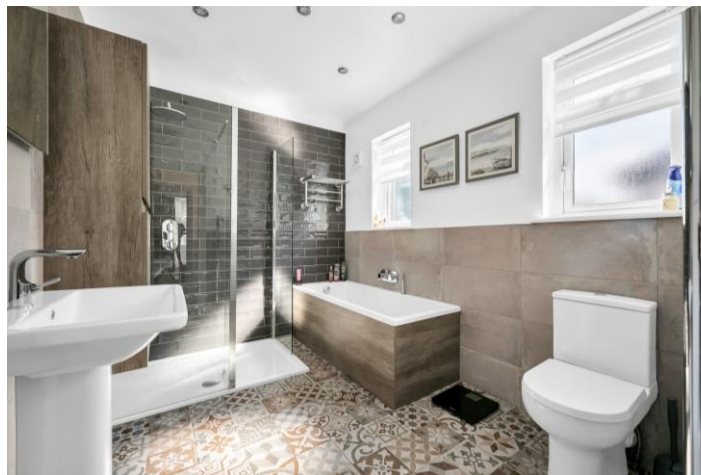
Finished to a high standard throughout and boasting over 1329 sq ft of space, the property comprises large reception room, generously sized extended kitchen/diner, utility and w/c to the ground floor. The kitchen is finished to a super high standard, complete with electric opening skylight with rain sensor, fitted appliances including two ovens, bosch dishwasher, granite worktops, peninsular and island to the middle, with Bi-fold doors complete with internally fitted venetian blinds, offering direct access into the beautifully-maintained rear garden, complete with both patio area and lawned green - the perfect space for outdoor entertaining, children's activities and enjoying the sunshine!

Leading upstairs, you will find three well-proportioned bedrooms, two being large doubles, and a stunningly modern three-piece bathroom suite. Off street parking to the front completes the property, offering enough space for at least two vehicles, along with a garage for further vehicular parking or storage needs.

In terms of location, Avery Hill Road is ideally situated in the heart of New Eltham, offering a whole host of enticing features nearby for growing families. New Eltham village is within walking distance, with its vast array of shops, local butchers, leisure facilities and green spaces on your doorstep. New Eltham mainline station is within easy reach, with regular trains into the city & beyond - ideal for those needing to commute. Excellent bus links nearby keep you connected with local areas, such as Eltham, Chislehurst and Greenwich, alongside highly-regarded schools and nurseries, whilst the prestigious University of Greenwich is a mere 6 minute walk from the property - offering high levels of education for young people.

Key Features:

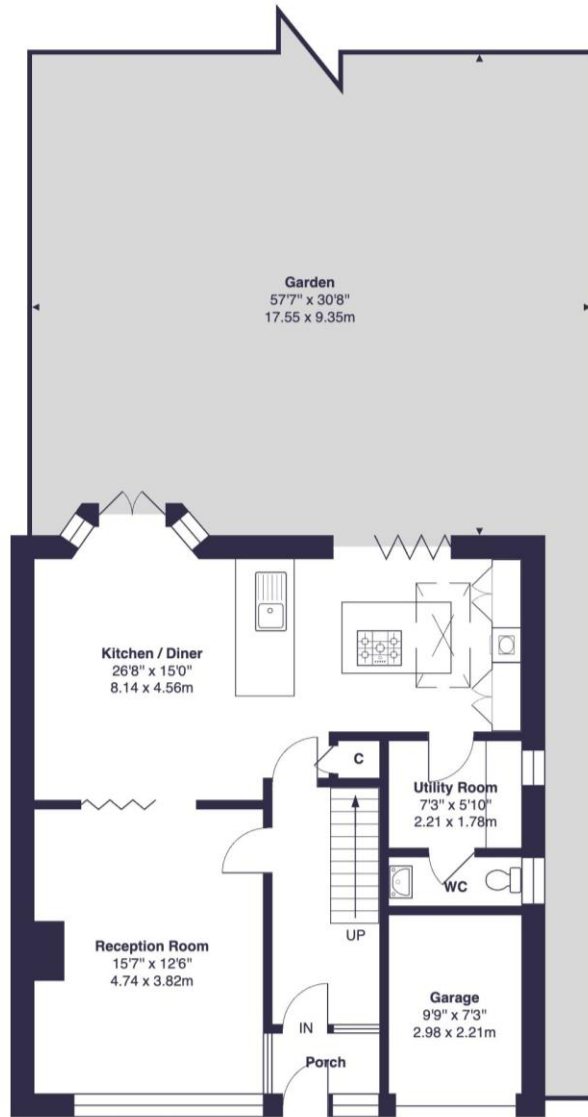
- ❑ Stunning Three Bedroom Semi-Detached House
- ❑ Finished To A Super High Standard Throughout
- ❑ Extended Kitchen/Diner With Fitted Appliances
- ❑ Beautifully Maintained Sun-Lit Garden To Rear
- ❑ Off Street Parking & Garage
- ❑ Walking Distance To New Eltham Mainline Station
- ❑ Within Easy Reach Of New Eltham Village Amenities, Shops & Green Spaces
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Greenwich & Sidcup
- ❑ Highly Regarded Schools & Prestigious University Of Greenwich Nearby
- ❑ Council Tax Band D - Royal Borough Of Greenwich



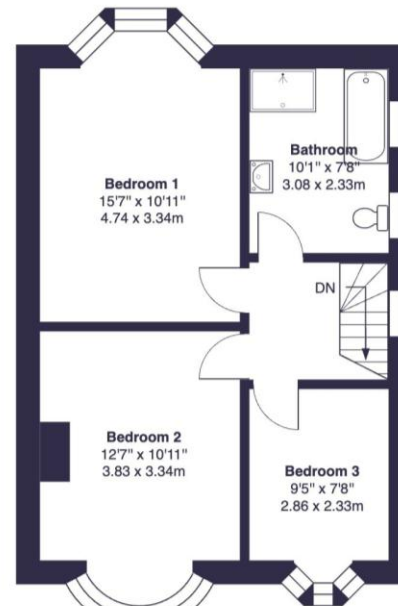


Avery Hill Road, SE9

Approximate Gross Internal Area = 1329 sq ft / 123.5 sq m



Ground Floor



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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EPC: D

COUNCIL TAX BAND: D

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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