

COCKBURN
ESTATE AND LETTINGS AGENTS

Cradley Road

SE9 2HD



FOR SALE
COCKBURN
020 8859 8590

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

*Finished to a high standard throughout and boasting over 1338 sq ft of space, the property comprises large reception room, generously sized extended kitchen/diner, separate lounge, study and w/c to the ground floor. The kitchen is finished to a super high standard, with island to the middle, stunning worktops, and bi-fold doors, offering direct access into the beautifully-maintained **SOUTH FACING** 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 plentiful on-street resident permit parking.

In terms of location, Cradley 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, including Avery Hill Park & playground. 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:

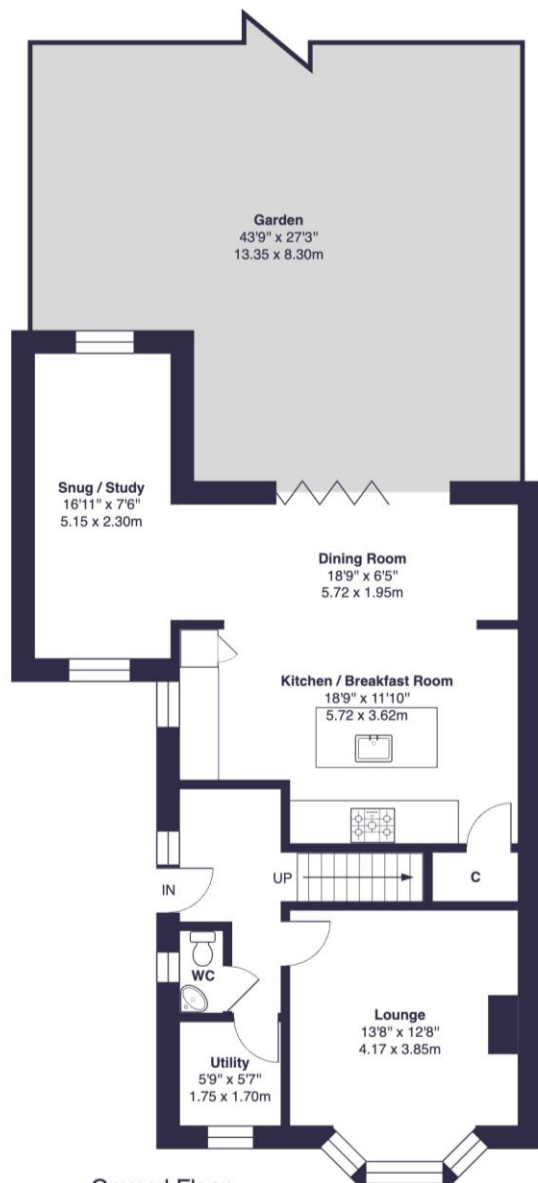
- ❑ Stunning Three Bed Family Home
- ❑ Extended Kitchen/Diner With Bifold Doors, Island & Separate Lounge Area
- ❑ Well-Maintained South Facing Garden With Patio & Lawned Green
- ❑ Off Street Parking For Multiple Vehicles
- ❑ Modern Three-Piece Bathroom Suite
- ❑ Walking Distance To New Eltham Mainline Station
- ❑ Within Easy Reach Of New Eltham Village Amenities, Shops & Avery Hill Park
- ❑ Highly Regarded Schools & Prestigious University Of Greenwich Nearby
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Greenwich, Chislehurst & Sidcup
- ❑ EPC Rating D - Potential B
- ❑ Council Tax Band F - Royal Borough Of Greenwich



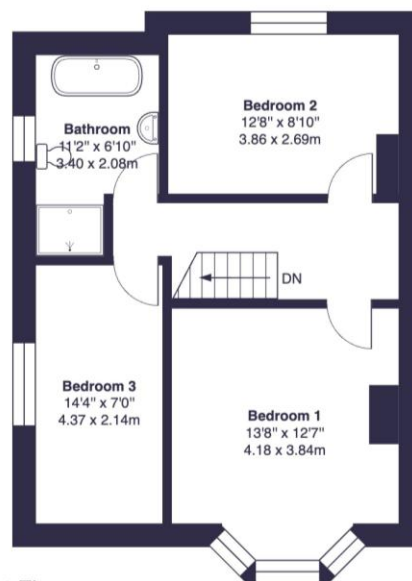


Cradley Road, SE9

Approximate Gross Internal Area = 1338 sq ft / 124.3 sq m



Ground Floor



First Floor

EPC: D

COUNCIL TAX BAND: F

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