

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Footscray Road

SE9 3UG





**Cockburn are pleased to present to the market this wonderful example of a three bed family home, located in the sought-after area of New Eltham, SE9.**

*Offering an abundance of space throughout, the property comprises large reception room, separate dining room, kitchen, three bedrooms, a dressing room and two bathrooms. Each room is well proportioned, offering bags of storage space throughout.*

*To the rear is a generously sized garden with both decking area and lawned green, the perfect space for those with green fingers, or childrens activities! Off street parking to the front completes the property, with space for upto two vehicles. There is a huge potential for extension into both the loft and to the rear, with the possibility of creating even more space for growing families (STPP)*

*In terms of location, Footscray Road is ideally situated within easy reach of both Sidcup and New Eltham, with New Eltham village shops, amenities and railway station being within a stones throw of the property. Excellent bus links serve Footscray Road, with links keeping you connected with Eltham, Sidcup and beyond. Families will appreciate the close proximity to some of the areas most highly regarded schools, including both Wyborne and Dulverton Primaries.*





## Key Features:

- ❑ Chain Free Sale
- ❑ Three Well-Proportioned Bedrooms
- ❑ Two Reception Rooms
- ❑ Ideal For Growing Families
- ❑ Off Street Parking & Garage
- ❑ Walking Distance To New Eltham Mainline Station
- ❑ Within Easy Reach Of New Eltham Village Amenities, Shops & Green Spaces
- ❑ Potential To Extend STPP
- ❑ Generous Rear Garden
- ❑ Catchment Area For Superb Local Schools
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Sidcup & Beyond
- ❑ Council Tax Band F - London Borough Of Bexley





Footscray Road, SE9

Approximate Gross Internal Area = 1644 sq ft / 152.7 sq m

**EPC: D**

**COUNCIL TAX BAND: F**

**TENURE: Freehold**

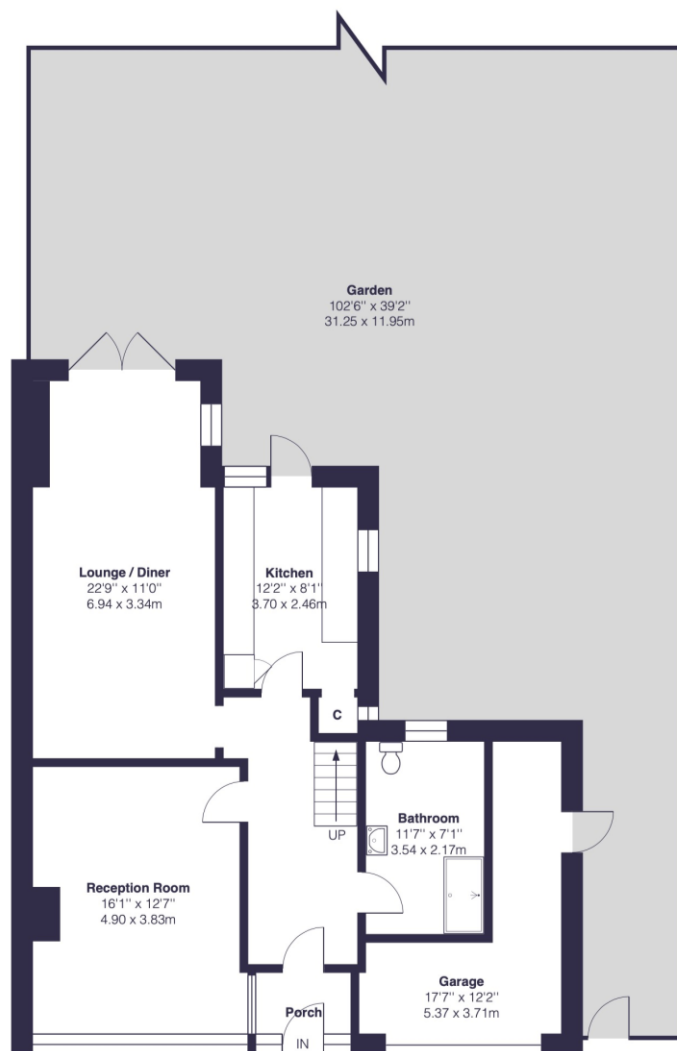
For more information on this property or to arrange a viewing please call the office on

0208 859 8590

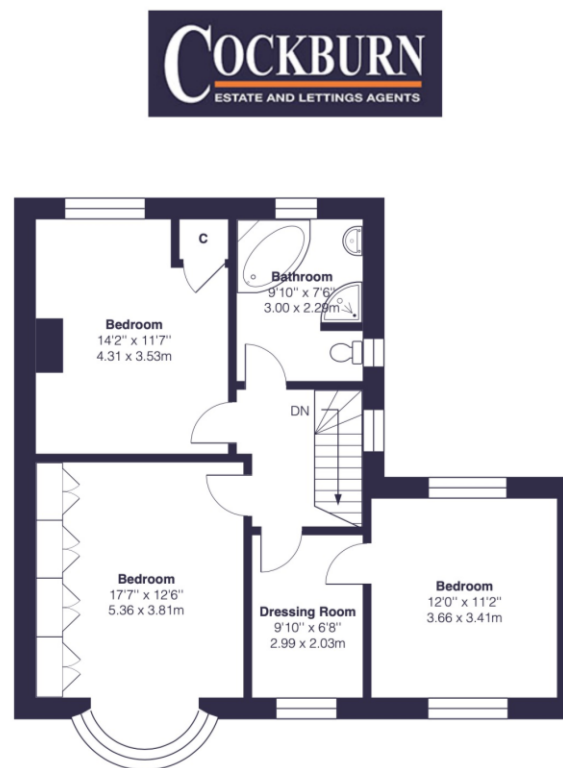
Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road  
New Eltham  
London  
SE9 2EB



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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