

COCKBURN
ESTATE AND LETTINGS AGENTS

Churchbury Road

SE9 5HU

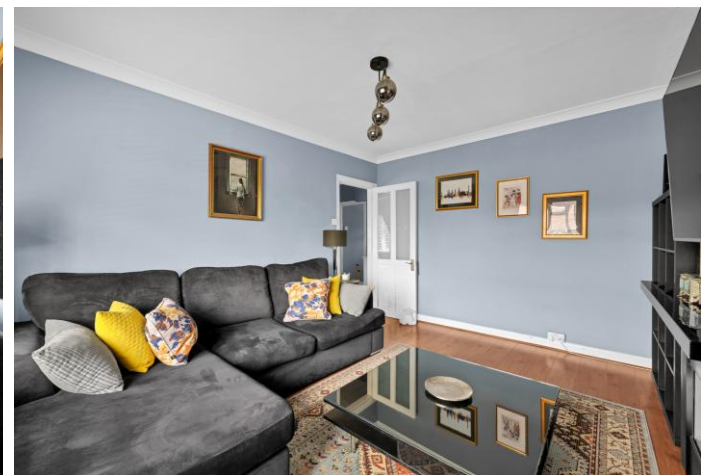


The perfect first time purchase or buy to let investment, Cockburn are proud to present to the market this wonderful three bedroom first floor maisonette, set in the heart of SE9.

Finished to a great standard throughout, the property boasts ample living space and comprises reception room, kitchen, three bedrooms and a modern bathroom suite. The property has the benefit of its own private garden, which has been lovingly maintained and has patio area, lawned green and the added bonus of an outside summer house to the end of the garden - the perfect space for creating your own at home office space, bar, at home gym - the possibilities are endless!

In terms of location, Churchbury Road is ideally situated within easy reach of a whole host of amenities, with being within easy reach of Mottingham, Kidbrooke and Eltham railway stations just one of them! Excellent bus links keep you connected with the local areas, with Eltham high street shops, restaurants and leisure facilities just a short distance away. Well-regarded schools and nurseries are all within the local catchment area, providing superb schooling for little ones.

Lease Length 113 Years | Service Charge £800 Per Annum | Ground Rent £10 Per Annum (approx.)



Key Features:

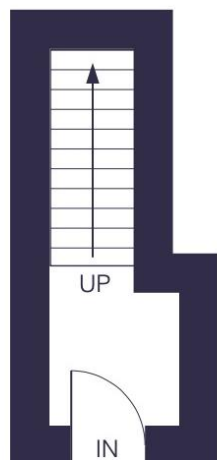
- ❑ Three Bed First Floor Maisonette
- ❑ Long Lease Length
- ❑ Large Private Sun Trap Rear Garden
- ❑ Off Street Parking
- ❑ Perfect For First Time Buyers Or Buy To Let Investors
- ❑ Walking Distance Of Mottingham, Kidbrooke & Eltham Railway Stations
- ❑ Easy Reach Of Eltham High Street Shops, Restaurants & Leisure Facilities
- ❑ Excellent Bus Links Keeping You Connected With Local Areas
- ❑ Council Tax Band C - Royal Borough Of Greenwich



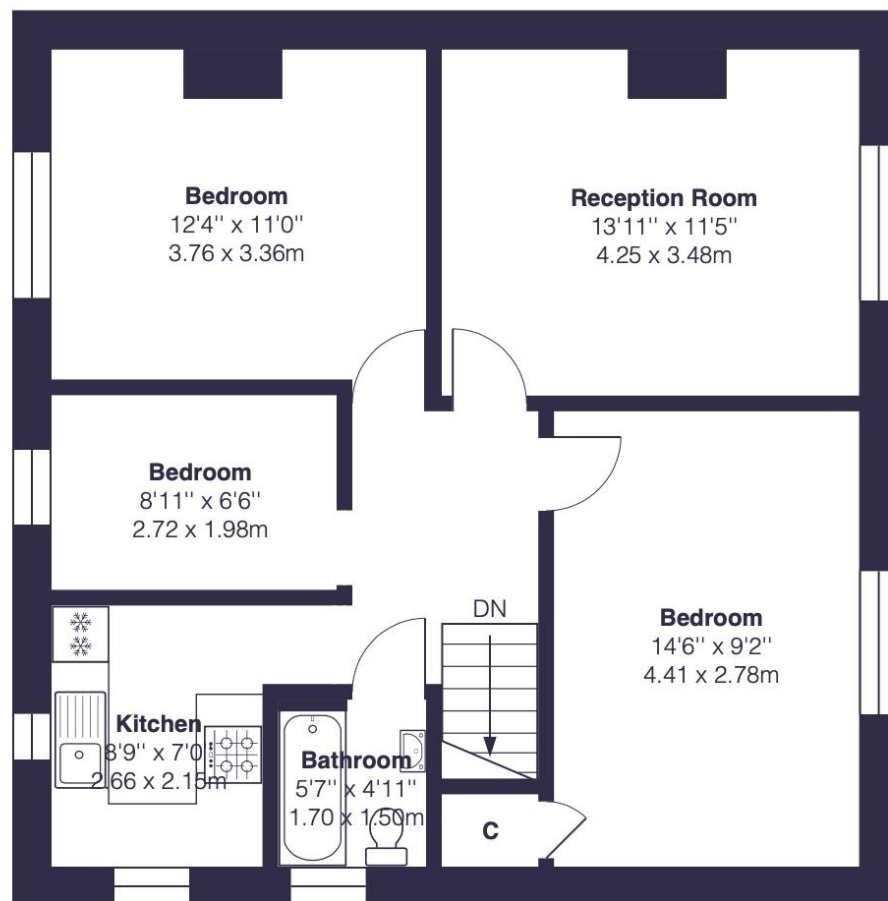


Churchbury Road, SE9

Approximate Gross Internal Area = 777 sq ft / 72.2 sq m



Ground Floor



First Floor

EPC: C

COUNCIL TAX BAND: C

TENURE: Leasehold

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

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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