

COCKBURN
ESTATE AND LETTINGS AGENTS

Elmhurst Road

SE9 4DN



**Cockburn present to the market
this wonderful four bedroom home,
extended to create ample space for
growing families.**

Spanning 1490 sq ft of space, the property comprises entrance hall, downstairs w/c, large reception room, kitchen, dining room and breakfast room to the ground floor. Leading upstairs, new owners will find three well proportioned bedrooms, with the master benefiting its own en-suite, and a fourth bedroom taking the entirety of the loft conversion.

A charming '73' garden is found to the rear, complete with decked area and lawned green, and a fully functional summer house to the bottom - the perfect space for a remote working space, a gym or even turning into a bar/entertainment space for when you have guests over!

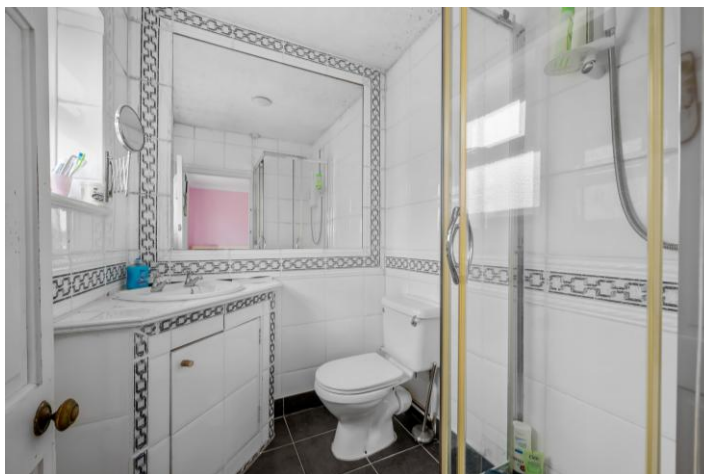
The property sits on a quiet tree-lined cul-de-sac, and enjoys the tranquility of suburban living while being conveniently close to essential amenities. The property is ideally located within easy reach of Mottingham village shops and amenities, as well as being within walking distance of the prestigious Eltham College. New owners will have the benefit of off street parking, whilst also being within easy reach of excellent bus links keeping you connected with the local area.

Mottingham railway station is a short distance away, ideal for those needing to commute into London on a daily basis with trains connecting you to London Charing Cross within 30 minutes.



Key Features:

- ❑ Wonderful Four Bedroom Extended Home
- ❑ Extended Loft Conversion
- ❑ Two Reception Rooms
- ❑ Off Street Parking With EV Charging Point
- ❑ Charming South Westerly Facing 73' Garden With Fully Functional Summer House
- ❑ Stones Throw Off Mottingham Sports Ground & Green Spaces
- ❑ Within Easy Reach Of Mottingham Village Shops & Amenities
- ❑ Excellent Transport Links Closeby
- ❑ Ideal For Growing Families
- ❑ Council Tax Band E - London Borough Of Bromley



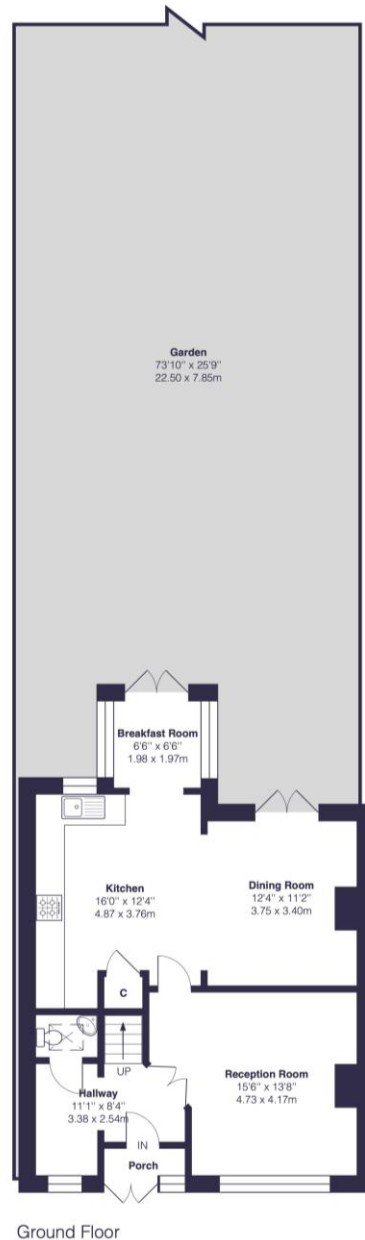
Elmhurst Road, SE9



Approximate Gross Internal Area = 1490 sq ft / 138.4 sq m

Summer House = 196 sq ft / 18.2 sq m

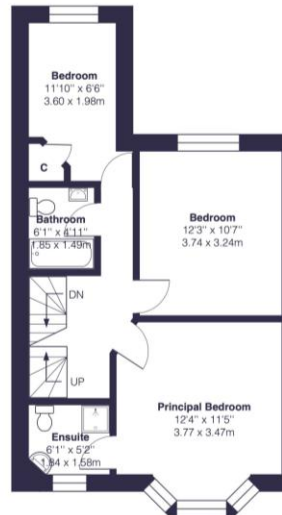
Approximate Total Area = 1677 sq ft / 155.8 sq m



Outbuilding



Second 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. No liability is accepted for any errors. By Prime Square Photography / Copyright 2025

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.



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