

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Chilham Road

SE9 4BG

FOR SALE  
**COCKBURN**  
020 8859 8590





**Perfect for first time buyers or buy to let investors alike, Cockburn are pleased to present to the market this wonderful example of a family home on the ever popular Chilham Road.**

Immaculate and offering an abundance of space throughout, the property comprises bright and airy reception room, modern kitchen and downstairs bathroom, all basking in natural light. To the rear is a generously sized **SUN-TRAP** garden, complete with decked area and lawned green, the perfect space for outdoor activities. There is also the benefit of an outside summer house, with air conditioning unit fitted, which is currently used as an office space but could easily be converted into an at home bar/entertainment area or gym space.

Upstairs you will find three well-proportioned bedrooms, two being doubles, all offering bundles of space for growing families. The property is complete with off street parking to the front, providing a dedicated space for your vehicle at all times, as well as ample on street parking.

In terms of location, the property is ideally situated within easy reach of a whole host of local amenities, including shops, eateries and leisure facilities, as well as being well connected to Elmstead Woods railway station - providing easy access to the city & beyond for those needing to commute.

This property really would be the perfect home for growing families, and needs to be seen to be truly appreciated. Call now to arrange your viewing!

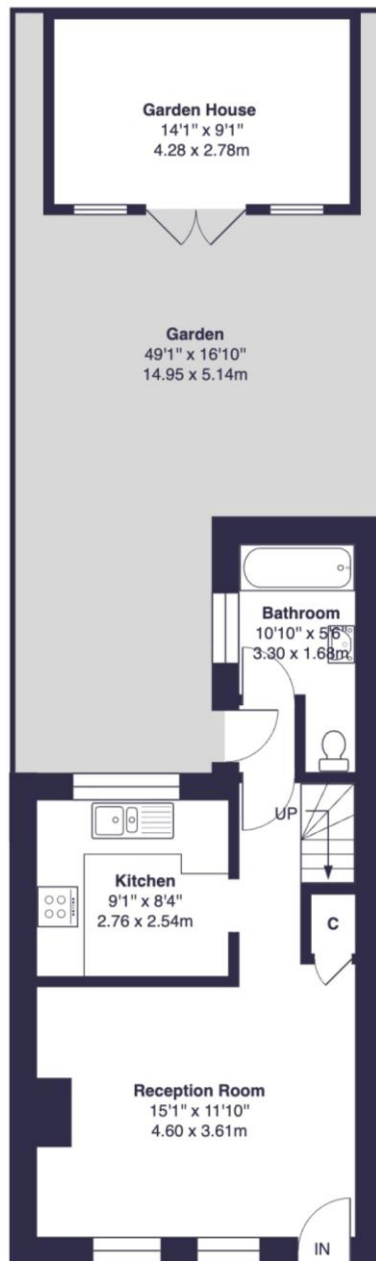




## Key Features:

- ❑ Three Bedroom Mid Terraced Home
- ❑ Ideal Family Home
- ❑ Downstairs Bathroom
- ❑ Sun-Trap Garden With Summer House
- ❑ Off Street Parking
- ❑ Perfect For First Time Buyers
- ❑ Within Easy Reach Of Transport Links Incl Elmstead Woods Railway Station
- ❑ Close Proximity To Highly Regarded Schools & Nurseries
- ❑ EPC Rating D - Potential B
- ❑ Council Tax Band C - London Borough Of Bromley



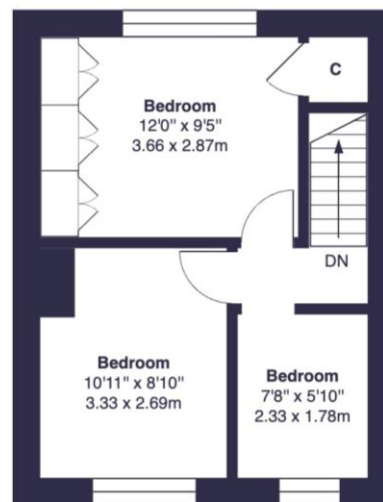


Ground Floor



Chilham Road, SE9

Approximate Gross Internal Area =  
705 sq ft / 65.5 sq m  
(excluding garden house)



First Floor

**EPC:** D

**COUNCIL TAX BAND:** C

**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