

COCKBURN
ESTATE AND LETTINGS AGENTS

Molescroft

SE9 3JU

FOR SALE
COCKBURN
020 8859 8590



***** CHAIN FREE SALE *****

Set in a prime location, Cockburn are excited to present to the market this wonderful example of a family home, located in the ever-popular area of New Eltham.

*Having been extended to offer ample space throughout, Molescroft has been meticulously designed and would be ideal for growing families. The ground floor comprises reception room, extended kitchen, and downstairs W/C. Leading upstairs to the first floor, you will find two double bedrooms, both well-proportioned in size, alongside a family bathroom. A further two bedrooms are found to the **second floor loft conversion**, with a further shower room. Off street parking to the front completes the property, with ample space for at least two vehicles as well as a private garage providing further space for vehicular parking or storage needs. There is still a **possibility for further extension** to the side or rear to create further space for growing families, STPP.*

*To the rear is a charming well maintained-garden, with both decked area and lawned green, and is a real sun-trap – the perfect space for entertaining guests or for children's activities. The real star of the show? - a **fully functioning outbuilding**, which is currently used as an at home gym space that could continue being used as a gym, or even created into an at home work space, summer house or childrens play room - the possibilities are endless!*

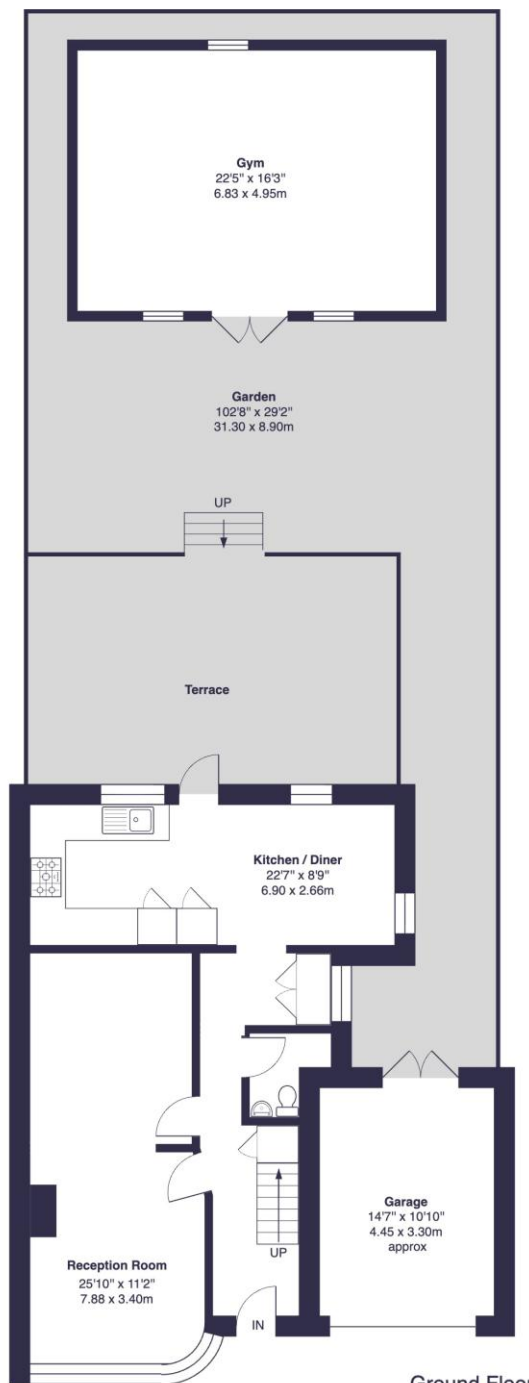
Located perfectly for local amenities, Molescroft is set just 0.5 miles from New Eltham village, with its array of shops, leisure facilities and open green spaces. New Eltham mainline station offers multiple trains throughout the day into the city & beyond, ideal for those needing to commute, as well as excellent bus links keeping you connected with Eltham, Chislehurst & Sidcup. Families will appreciate the close proximity to some of the boroughs most highly-regarded schools & nurseries, offering superb education for little ones.



Key Features:

- ❑ Chain Free Sale
- ❑ Stunning Four Bedroom Home
- ❑ Expansive Garden To Rear
- ❑ Outdoor At Home Gym Space
- ❑ Off Street Parking For Multiple Vehicles + Garage
- ❑ Within Easy Reach Of New Eltham Mainline Station & Bus Links
- ❑ Walking Distance Of Local Shops, Leisure Facilities & Amenities
- ❑ Close Proximity To Highly Regarded Schools & Nurseries
- ❑ Ideal For Growing Families
- ❑ Council Tax Band E - Royal Borough Of Greenwich





Ground Floor



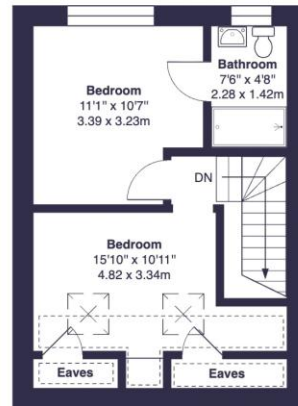
Molescroft, SE9

Approximate Gross Internal Area =
1419 sq ft / 131.9 sq m
(including eaves)

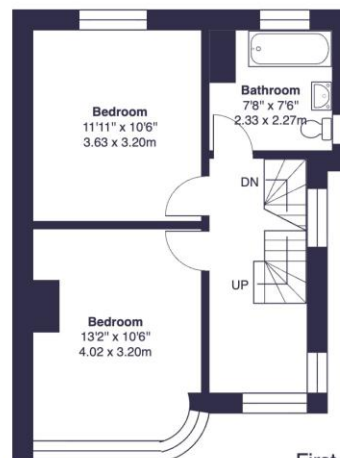
Garage Area = 158 sq ft / 14.6 sq m

Gym area = 364 sq ft / 33.8 sq m

Total Area = 1941 sq ft / 180.4 sq m



Second Floor



First Floor

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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London
SE9 2EB