

COCKBURN
ESTATE AND LETTINGS AGENTS

Leysdown Road

SE9 3NB



Presenting a well-appointed four-bedroom home in SE9, offering comfortable living spaces and designed for modern family life.

This inviting residence features a spacious through lounge/reception room, providing a versatile area for relaxation and entertaining. The layout is thoughtfully designed to create a welcoming atmosphere throughout the home. The ground floor is completed with a modern extended kitchen/diner, providing ample space for family dining.

The upper levels includes three comfortable bedrooms on the first floor, as well as a family bathroom, offering ample personal space for everyone, complemented by the loft conversion fourth bedroom benefitting its very own en-suite.

To the rear, a charming generously sized garden can be found, the perfect space for children's outdoor activities - as well as your very own summer house ideal for entertaining, children's play room or even creating your own at home office. Off street parking for multiple vehicles can be found to the front, as well as a private garage.

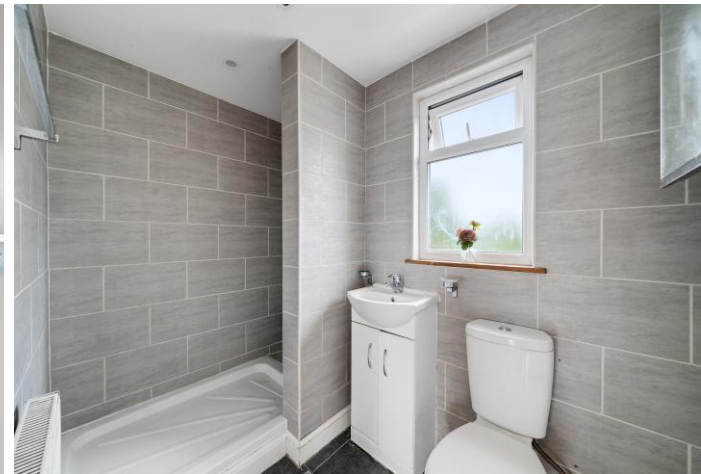
Located in SE9, this home benefits from its position within a residential area, providing a sense of community. The location offers accessibility to local amenities and transport links, making daily life straightforward. This property represents a fantastic opportunity to acquire a family home in a desirable area.

Don't miss the opportunity to make this your new home – contact us today to arrange your viewing!



Key Features:

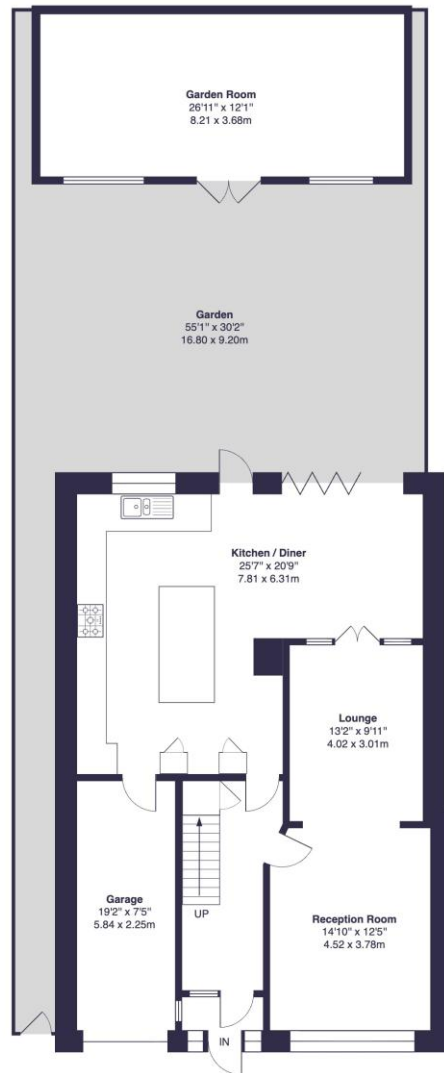
- ❑ Four Bedroom House
- ❑ Open Plan Kitchen/Diner
- ❑ Large Reception Room
- ❑ Loft Conversion with En-suite
- ❑ Off Street Parking + Garage
- ❑ Large Rear Garden With Benefit Of Summer House
- ❑ Excellent Transport Links Nearby Including Mottingham Railway Station
- ❑ Highly Desirable Road
- ❑ Catchment Area For Superb Local Schools
- ❑ Council Tax Band F - Royal Borough Of Greenwich



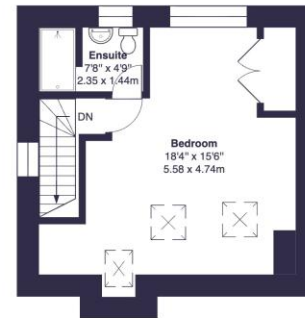


Leysdown Road, SE9

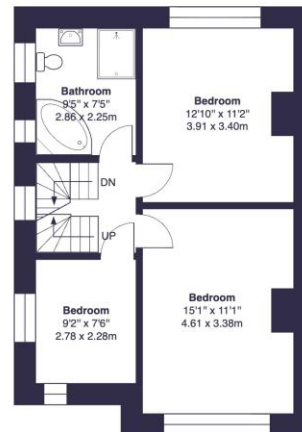
Approximate Gross Internal Area = 1902 sq ft / 176.7 sq m



Ground Floor



Second Floor



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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.
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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.



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