

COCKBURN
ESTATE AND LETTINGS AGENTS

Gerda Road

SE9 3SW



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

This spacious four-bedroom home in New Eltham offers bright and airy living spaces, ideally suited for growing families seeking comfort and convenience.

Upon entering, you are greeted by a welcoming reception room, complemented by a separate dining room, fitted kitchen and w/c to the ground floor. The well-proportioned layout includes three comfortable bedrooms to the first floor with a family bathroom, alongside a versatile loft room, offering flexible accommodation options.

Outside, the property boasts a generous 82' garden to the rear, providing a private outdoor sanctuary for leisure and enjoyment. On-street permit parking is available for residents.

Located in a sought-after area, this home is ideally situated within walking distance of New Eltham Train Station, making commuting straightforward. A variety of shops, amenities, and leisure facilities are also close by, enhancing the local lifestyle.

This chain-free sale presents a wonderful opportunity to acquire a versatile home in a well-connected and desirable location in the heart of SE9 - arrange your viewing today to fully appreciate the benefits this property offers!



Key Features:

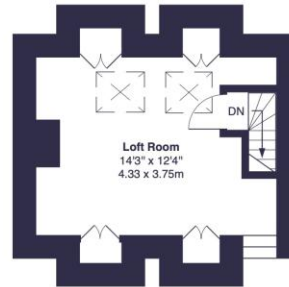
- ❑ Chain Free Sale
- ❑ Bright & Airy Reception Room & Separate Dining Room
- ❑ Three Well-Proportioned Bedrooms
- ❑ Further Loft Room
- ❑ Generous 82' Garden To Rear
- ❑ On Street Permit Parking
- ❑ Ideally Located For New Eltham Train Station
- ❑ Walking Distance To Shops, Amenities & Leisure Facilities
- ❑ Perfect For Growing Families
- ❑ Council Tax Band D - Royal Borough Of Greenwich



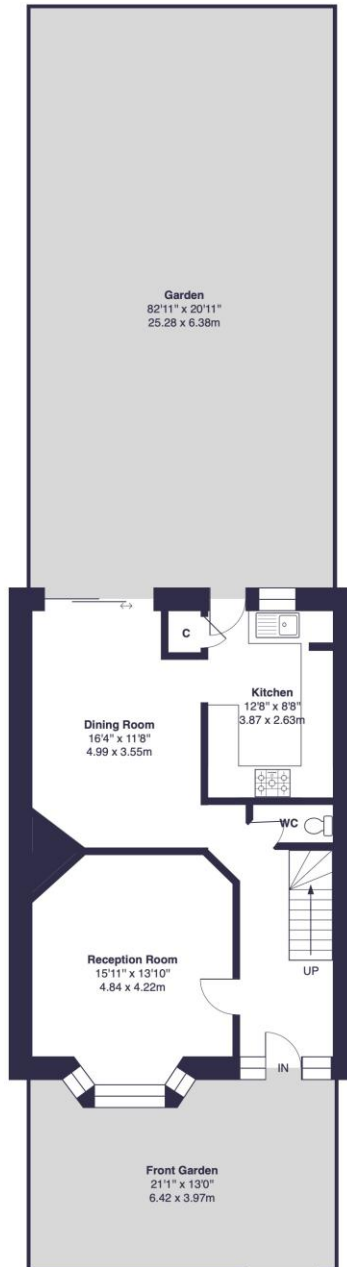


Gerda Road, SE9

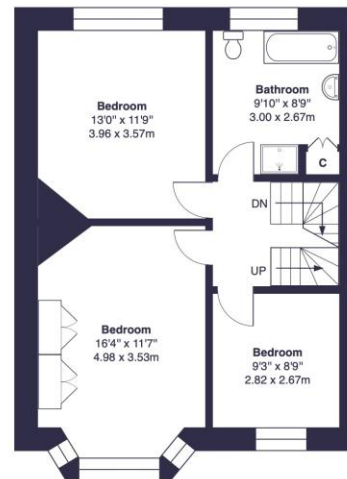
Approximate Gross Internal Area = 1467 sq ft / 136.3 sq m



Second Floor



Ground 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: D

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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