

COCKBURN
ESTATE AND LETTINGS AGENTS

Leysdown Road

SE9 3LY



***** CHAIN FREE *****

Boasting over 1928 sq ft of living space, this extended four/five bedroom, semi detached corner house is ideal for the growing family.



The property boasts ample space with the ground floor comprising large reception room, separate lounge area, dining room, fitted kitchen, utility and fourth bedroom with en-suite shower room.

Leading upstairs, you will find a further three well proportioned bedrooms alongside a family bathroom, with the second floor benefitting the loft conversion room which could be used as a fifth bedroom or be transformed into a remote working space - the possibilities are endless! New owners will benefit from planning permission granted for a front extension also - creating even more space for growing families!

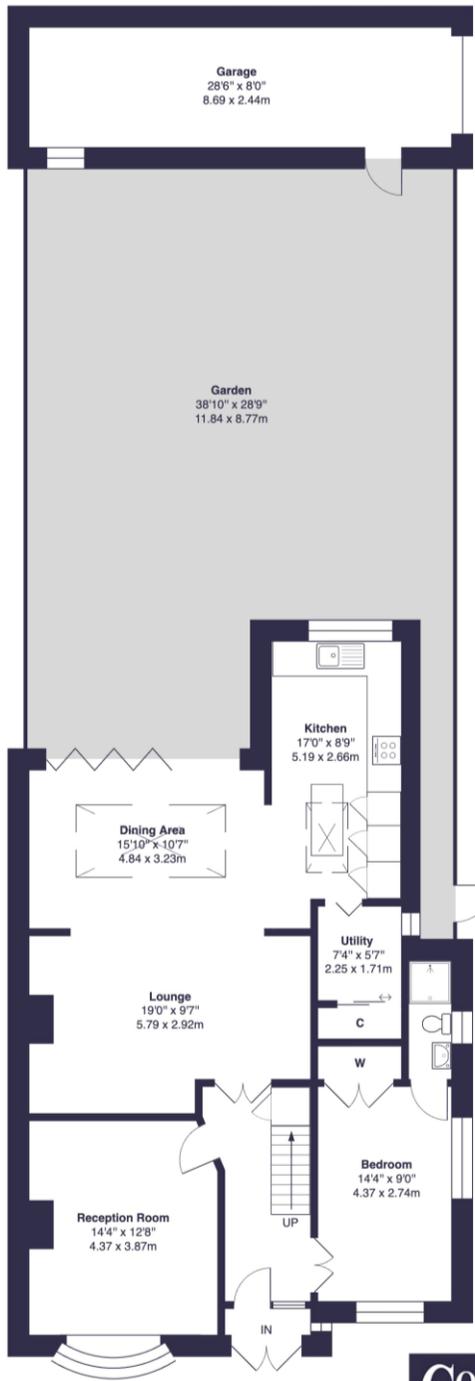
To the rear there is a private garden with off street parking to the front. Located just a short walk from Nottingham train station for those needing to commute and with excellent bus link keeping you connect with both Eltham high street and Bromley Town centre, the property is ideally located within a whole host of local amenities and highly regarded schools and nurseries.

All in all, Leysdown Road is one that need to be seen to be truly appreciated - email us today to arrange a viewing!

Key Features:

- ❑ Chain Free Sale
- ❑ Four Bedroom Corner House
- ❑ Large Garden To Rear
- ❑ Potential For Further Extension (Permission Granted)
- ❑ Loft Conversion
- ❑ Off Street Parking & Garage
- ❑ Sought After Location
- ❑ Excellent Transport Links Nearby
- ❑ Catchment Area For Superb Local Schools
- ❑ Council Tax Band F - Royal Borough Of Greenwich





Ground Floor



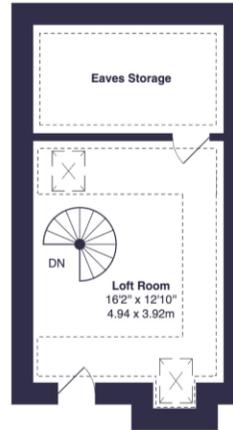
Leysdown Road, SE9

Approximate Gross Internal Area = 1928 sq ft / 179.2 sq m
(including eaves)

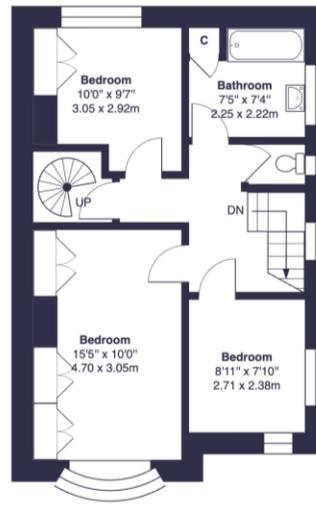
Garage Area = 228 sq ft / 21.2 sq m

Approximate Total Area = 2157 sq ft / 200.4 sq m

reduced ceiling height areas



Second Floor



First Floor

EPC: E

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.



352 Footscray Road
New Eltham
London
SE9 2EB

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.
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