

COCKBURN
ESTATE AND LETTINGS AGENTS

Cradley Road

SE9 2HD



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

Presenting a wonderful three-bedroom semi-detached family home on Cradley Road, New Eltham, SE9, offered chain-free and boasting 1211 sq ft of beautifully appointed living space.

This delightful residence features two reception rooms, including a separate lounge area, providing flexible spaces for relaxation and entertaining. The true heart of the home is the extended kitchen/diner, thoughtfully designed with modern living in mind and featuring elegant bifold doors that seamlessly connect to the charming rear garden. The property benefits from two well-appointed bathrooms, one being downstairs with a separate w/c, ensuring convenience and comfort for all, as well as three well-proportioned bedrooms (the master including a walk in wardrobe) - perfect for growing families!

Externally, the property offers valuable off-street parking for two vehicles, complemented by a private garage, providing ample space for vehicles and storage. The enchanting rear garden offers a private outdoor oasis, complete with a useful outbuilding, ideal for storage or as a versatile studio space.

Located on Cradley Road, this home is ideally situated for easy access to New Eltham Railway Station, making commutes straightforward. Residents will also appreciate being within walking distance of New Eltham village shops, amenities, and the expansive Avery Hill Park. The area is served by highly regarded schools and is close to the prestigious University of Greenwich. Excellent bus links keep you well-connected with Eltham, Greenwich, Chislehurst, and Sidcup, enhancing the convenience of this prime location.

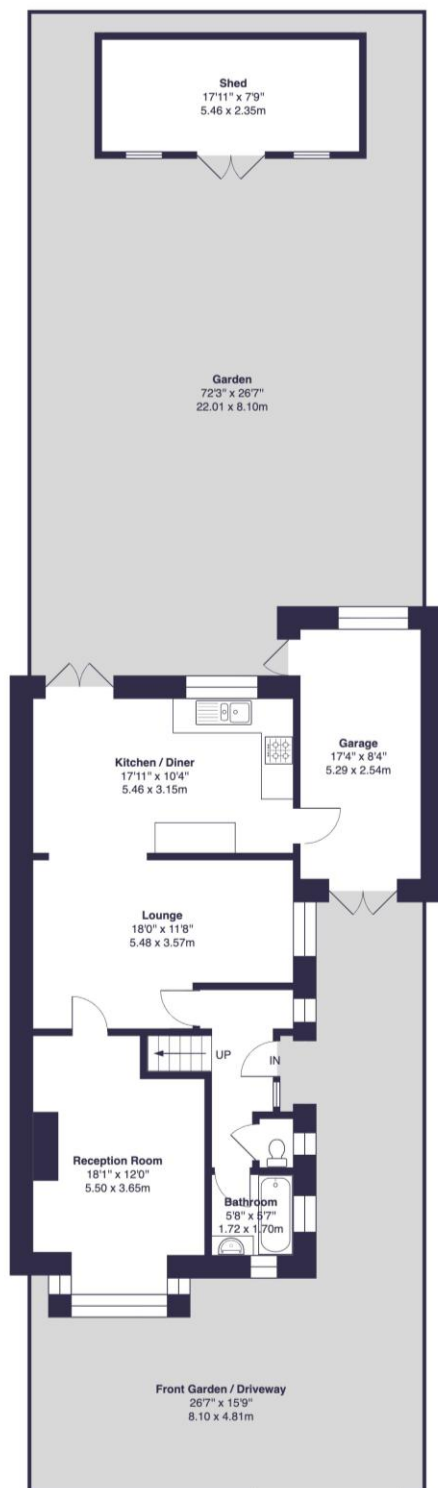
Don't miss the opportunity to acquire this fantastic chain-free family home – contact us today to arrange your viewing!



Key Features:

- ❑ Chain Free Sale
- ❑ Three Well-Proportioned Bedrooms
- ❑ Extended Kitchen/Diner With Bifold Doors, With Separate Reception Room & Lounge Area
- ❑ Charming Garden To Rear With Outbuilding
- ❑ Off Street Parking For Two Vehicles + Private Garage
- ❑ Easy Reach Of New Eltham Railway Station
- ❑ Walking Distance To New Eltham Village Shops, Amenities & Avery Hill Park
- ❑ Highly Regarded Schools & Prestigious University Of Greenwich Nearby
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Greenwich, Chislehurst & Sidcup
- ❑ Council Tax Band E - Royal Borough Of Greenwich





Ground Floor



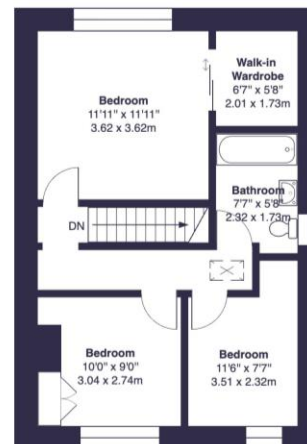
Cradley Road, SE9

Approximate Gross Internal Area = 1211 sq ft / 112.5 sq m

Garage Area = 145 sq ft / 13.4 sq m

Outbuilding Area = 139 sq ft / 12.9 sq m

Approximate Total Area = 1495 sq ft / 138.9 sq m



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: 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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