

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Avery Hill Road

SE9 2JL



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

**This spacious four-bedroom semi-detached home on Avery Hill Road, New Eltham, offers a superb opportunity to create a bespoke family residence, boasting a generous 1416 sq ft of living space and significant potential for customisation. Perfectly situated in a desirable location, this property is ideal for those seeking ample space and convenience.**

*Step inside and discover three well-proportioned reception rooms, including an extended conservatory, providing versatile spaces for relaxation, entertaining, or a dedicated home office. The whole home offers a blank canvas, ready for new owners to impart their personal style and create a layout that perfectly suits their lifestyle. Upstairs, the property features four comfortable bedrooms, offering plenty of space for the entire family. A family bathroom serves these rooms, ensuring practicality.*

*Externally, the property benefits from a wonderful garden to the rear, offering an inviting outdoor space for gardening enthusiasts, family activities, or simply unwinding. Parking is made easy with off-street parking on the driveway, and a single garage, providing ample space for vehicles and additional storage. This home also presents significant potential for further extension, subject to the necessary planning permissions (STPP), allowing future owners to expand and enhance the living space as their needs evolve.*

*Located on Avery Hill Road, residents will appreciate being within easy reach of local shops, essential amenities, and a selection of well-regarded schools, nurseries, and a university. Excellent transport links, including nearby New Eltham railway station and bus routes, ensure straightforward commutes and easy access to surrounding areas. This home truly combines spacious indoor living with a fantastic outdoor area and offers boundless possibilities for enhancement. Offered with a chain-free sale, this property is ready for its new owners. We strongly recommend a viewing to fully appreciate the potential and lifestyle on offer.*



## Key Features:

- ❑ Chain Free Sale
- ❑ Four Bedroom Semi-Detached Home
- ❑ Two Reception Rooms + Extended Conservatory
- ❑ Complete Blank Canvas
- ❑ Wonderful Garden To Rear
- ❑ Off Street Parking + Garage
- ❑ Potential To Extend (STPP)
- ❑ Within Easy Reach Of Local Shops, Amenities + Well Regarded Schools, Nurseries + University
- ❑ Excellent Transport Links Including Railway Station + Bus Links
- ❑ Council Tax Band E - Royal Borough Of Greenwich



**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

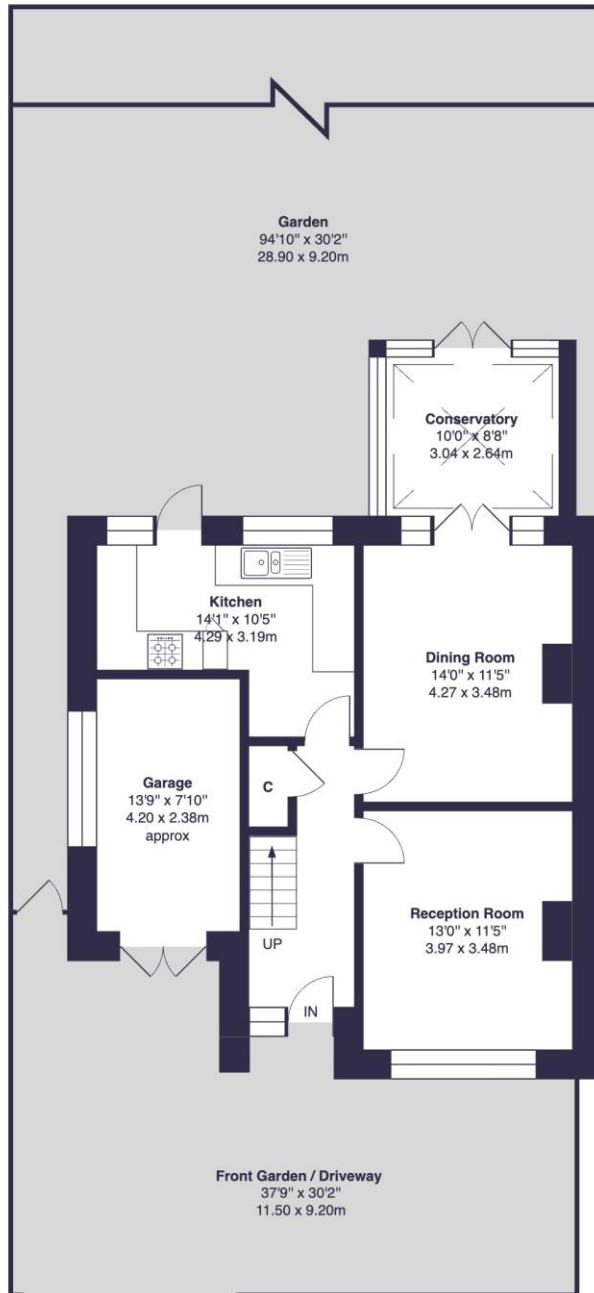
Alternatively, you can scan below to view all of the details of the property online.

352 Footscray Road  
New Eltham  
London  
SE9 2EB

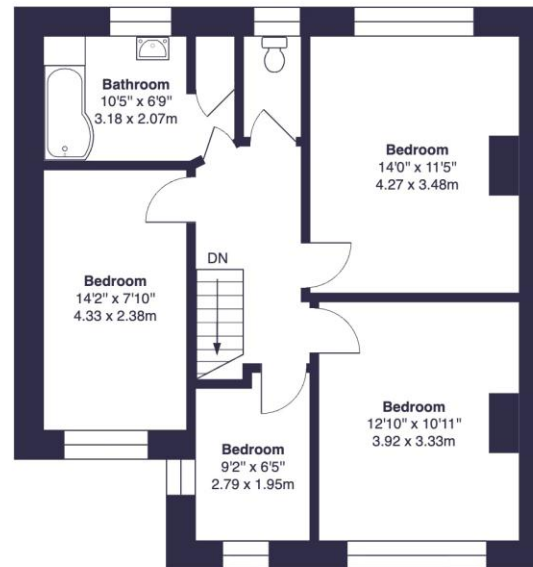


**Avery Hill Road, SE9**

Approximate Gross Internal Area:  
1416 sq ft / 131.5 sq m



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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