

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Clayhill Crescent

SE9 4JA



**Cockburn are excited to present to the market this wonderful example of a three bed family home, on the ever popular Clayhill Crescent.**

*Offering over 983 sq ft and boasting ample space throughout, the property comprises large through reception room/dining room, and kitchen to the ground floor. Upstairs, you'll find three well proportioned bedrooms alongside a family bathroom.*

*To the rear of the property, you will find a charming garden, generous in size and full of potential. There is the added benefit of off street parking alongside a garage to the front, with the possibility of extension to the side, rear and into the loft STPP.*

*In terms of location, Clayhill Crescent is ideally situated within excellent transport links, including Grove Park Railway Station & regular bus services keeping you connected with the local area. Highly regarded schools and nurseries are within the local catchment, making it ideal for growing families, along with shops & local amenities being within easy reach.*



## Key Features:

- ❑ Three Bed Family Home
- ❑ Large Through Reception/Dining Room
- ❑ Ample Space Throughout
- ❑ Off Street Parking & Garage
- ❑ Generous Garden To Rear
- ❑ Potential To Extend STPP
- ❑ Easy Reach Of Grove Park Rail Station
- ❑ Close Proximity To Local Shops, Leisure Facilities & Green Spaces
- ❑ Ideal For Growing Families
- ❑ Council Tax Band D - London Borough Of Lewisham



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.



352 Footscray Road  
New Eltham  
London  
SE9 2EB

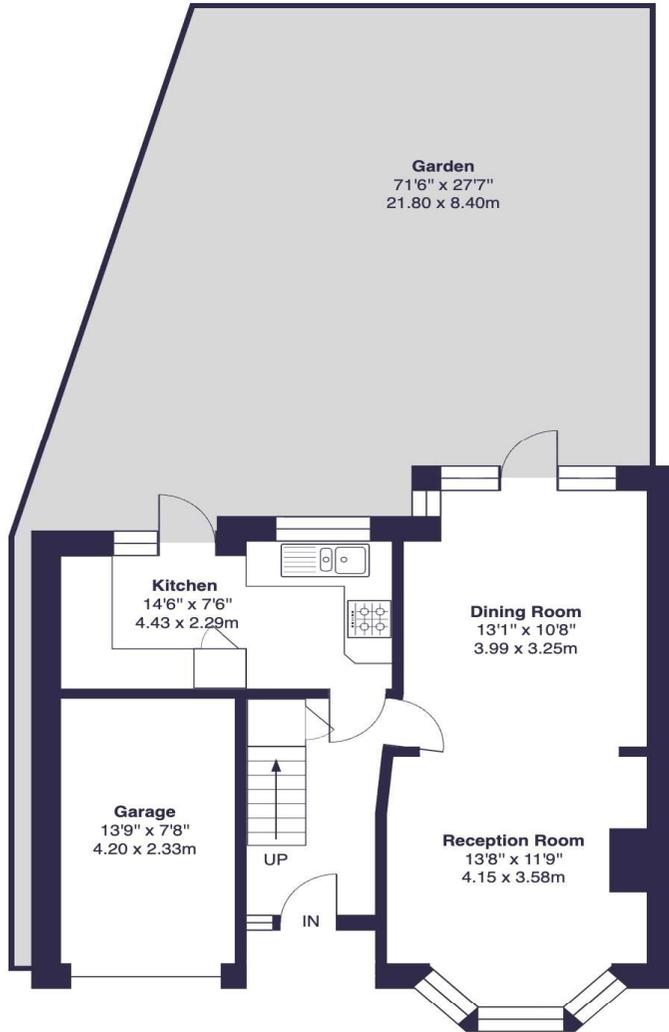


## Clayhill Crescent, SE9

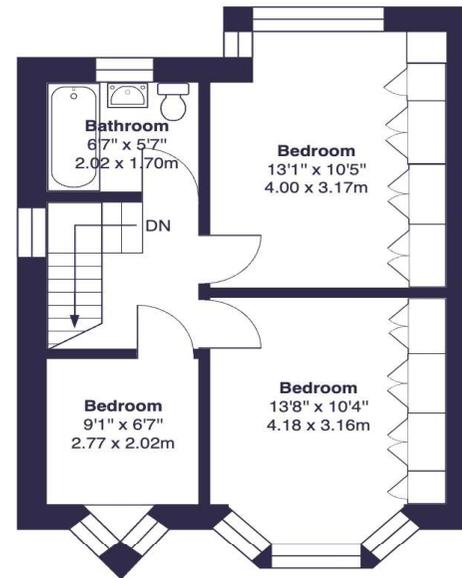
Approximate Gross Internal Area =  
983 sq ft / 91.3 sq m



Garden  
71'6" x 27'7"  
21.80 x 8.40m



Ground Floor



First Floor

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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