

COCKBURN
ESTATE AND LETTINGS AGENTS

Felhampton Road

SE9 3NT



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

This three-bedroom semi-detached home on Felhampton Road offers an exceptional opportunity, boasting an expansive 269' garden and significant potential for customisation. Perfectly situated close to local amenities and transport links, this property is ideal for growing families or those looking to expand their living space.



A blank canvas ready for its new owners to put their own mark on and boasting over 1219 sq ft of space, the property comprises large through reception room, galley kitchen, and extended conservatory to the ground floor. The first floor comprises two large double bedrooms, a smaller single room, a family bathroom and a separate w/c.

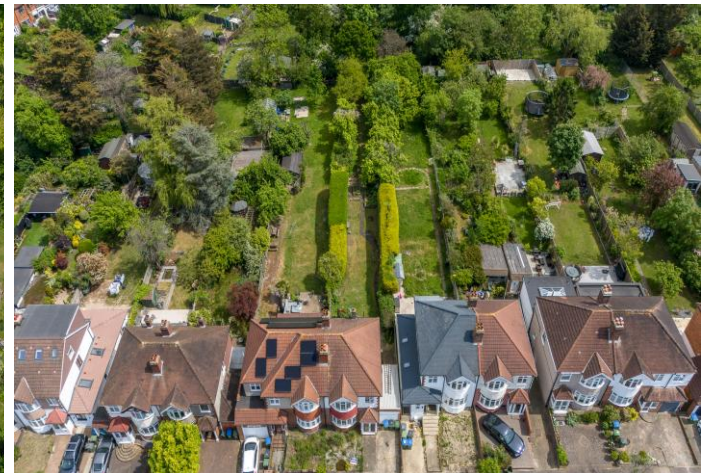
The rear of the property truly shines with its expansive 269' garden, offering a vast outdoor sanctuary for gardening enthusiasts, family activities, or simply unwinding in nature. To the front, the property benefits from off-street parking and a garage, providing convenience and additional storage. This home also presents significant potential for further extension to the rear, side, and into the loft, subject to the necessary planning permissions (STPP), allowing future owners to create their dream living environment.

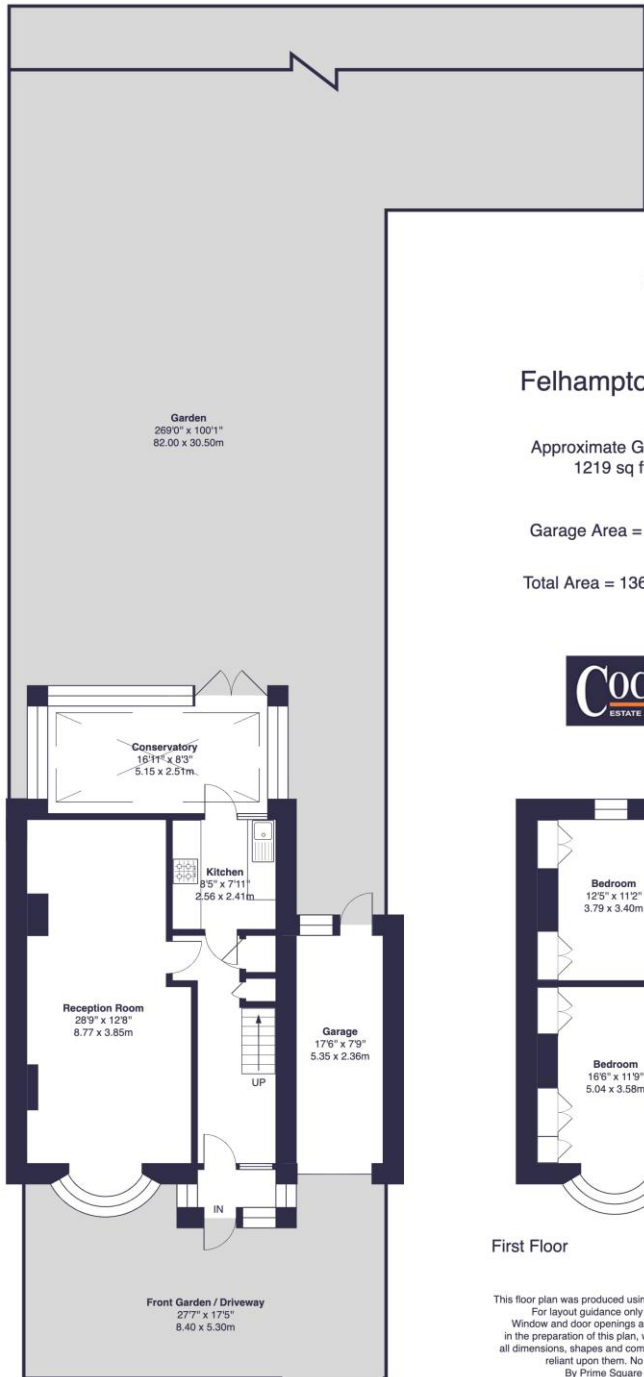
Located in New Eltham, residents will appreciate being within walking distance of New Eltham Railway Station, offering excellent transport links. The property is also within easy reach of local shops, schools, and various leisure facilities, ensuring all daily needs are met with ease. This home combines spacious indoor living with an incredible outdoor space and offers boundless possibilities for enhancement.

Offered with a chain-free sale, this property is ready for its new owners. We recommend an early viewing to fully appreciate the potential and lifestyle on offer.

Key Features:

- ❑ Chain Free Sale
- ❑ Three Bedroom Semi-Detached Home
- ❑ Expansive 269' Garden To Rear
- ❑ Extended Conservatory
- ❑ Potential For Further Extension To Rear, Side & Into Loft STPP
- ❑ Off Street Parking + Garage
- ❑ New Eltham Railway Station Within Walking Distance
- ❑ Within Easy Reach Of Local Shops, Schools & Leisure Facilities
- ❑ Ideal For Growing Families Or Those Looking To Upsize
- ❑ Council Tax Band E - Royal Borough Of Greenwich





Ground Floor

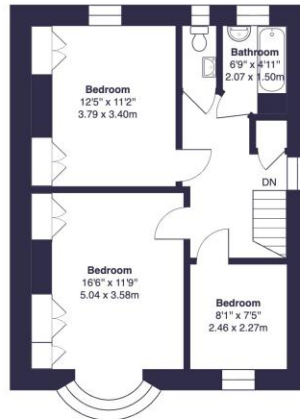


Felhampton Road, SE9

Approximate Gross Internal Area:
1219 sq ft / 113.2 sq m

Garage Area = 145 sq ft / 13.5 sq m

Total Area = 1364 sq ft / 126.7 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.
By Prime Square Photography / Copyright 2026

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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