

COCKBURN
ESTATE AND LETTINGS AGENTS

Southwood Road

SE9 3QE



Cockburn presents this wonderful example of a spacious family home (1644 Sq Ft inc outbuilding) ideally located near New Eltham station!

Boasting ample space, high ceilings and plenty of character, this period property comprises two reception rooms, generously sized kitchen/breakfast room, three well-proportioned bedrooms and two bathrooms. Each room is generously sized, with the layout being perfect for every day living and providing an expansive amount of space for growing families.

To the rear is an ample-sized garden, complete with both patio area and lawned green, the perfect space for outdoor entertaining, childrens outdoor activities or for those with green fingers - and also benefits both side access and a fully functionable summer house to the bottom that could be used for entertaining, a remote working space or even an at home gym. The property also has the added benefit of off street parking to the front for at least two vehicles, and even has potential for extension (STPP).

In terms of location, Southwood Road is set within walking distance of a whole host of amenities, including New Eltham village shops, eateries and local library. New Eltham railway station is within easy reach, with its regular trains into the city and beyond, making the property ideal for those needing to commute. Excellent bus links keep you connected with Eltham, Chislehurst and Sidcup, whilst the property is also within the catchment area for highly regarded schools and nurseries including Dulverton and Wyborne Primary Schools.



Key Features:

- ❑ Period Property
- ❑ Three Bedrooms
- ❑ Two Reception Rooms
- ❑ Off Street Parking For Two Vehicles
- ❑ Generous Garden To Rear With Summer House
- ❑ Walking Distance Of New Eltham Railway Station
- ❑ Within Easy Reach Of New Eltham Village Shops, Amenities & Library
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Chislehurst & Sidcup
- ❑ Catchment Area For Highly Regarded Schools & Nurseries
- ❑ Council Tax Band E - Royal Borough Of Greenwich





Southwood Road, SE9

Approximate Gross Internal Area = 1487 sq ft / 138.2 sq m

Outbuilding = 168 sq ft / 15.6 sq m

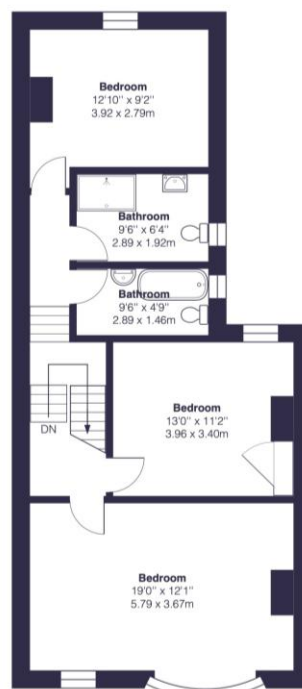
Approximate Total Area = 1644 sq ft / 152.7 sq m



Outbuilding



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. By www.Prime Square Photography.com / Copyright 2025

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.



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