

COCKBURN
ESTATE AND LETTINGS AGENTS

Cambridge Green

SE9 2AQ



FOR SALE
COCKBURN
ESTATE AGENTS

Yale

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

Set on a desirable corner plot, this attractive Edwardian double-fronted property on the ever popular Cambridge Green offers generous living space, character features, and superb versatility—making it an ideal home for growing families.

Internally, the property boasts a well-balanced layout comprising a large reception room perfect for relaxing or entertaining, alongside a separate dining room that provides an excellent space for family meals and gatherings. The kitchen is thoughtfully arranged with ample storage and workspace, while a convenient downstairs shower room adds practicality to the ground floor. Upstairs, you'll find four well-proportioned bedrooms, offering flexibility for family life, guests, or home working, alongside a family bathroom and separate w/c.

Externally, the home truly shines. Charming gardens wrap around the property, with a front patio and garden to the side, providing a wonderful outdoor setting for children to play or for summer entertaining. The property further benefits from off-street parking, a valuable addition in this sought-after location.

Perfectly positioned within walking distance of New Eltham Village, residents can enjoy a variety of shops, amenities, and leisure facilities. Commuters are well served by excellent transport connections, including New Eltham railway station and convenient bus links.

The area is also renowned for its plentiful green open spaces and highly regarded schools, all within easy reach—further enhancing the appeal for families.

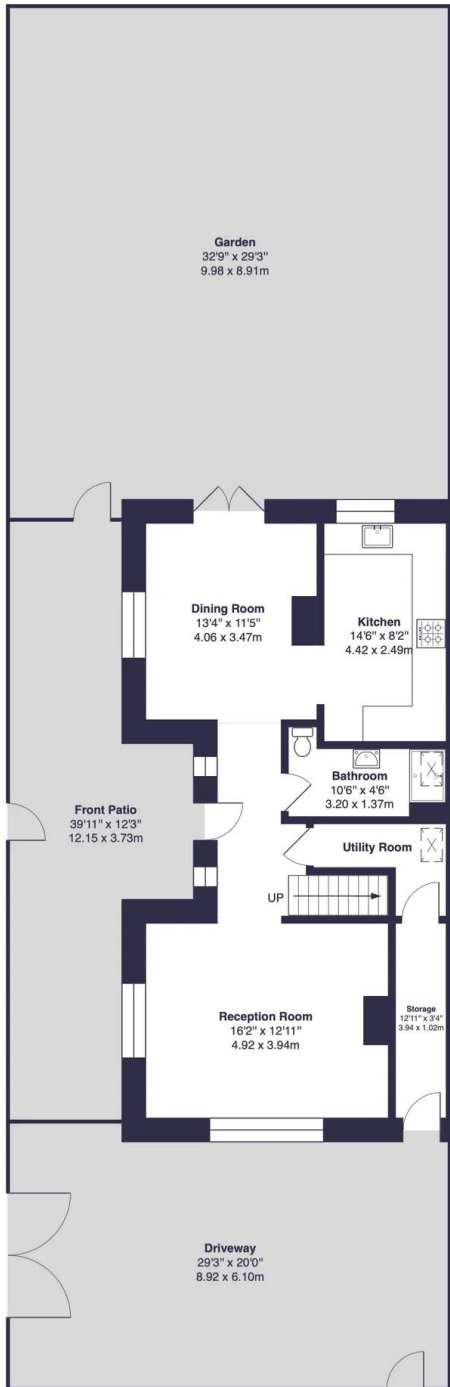
This is a rare opportunity to acquire a spacious and characterful home in a well-connected and family-friendly location.



Key Features:

- ❑ Chain Free Sale
- ❑ Stunning Double Fronted Edwardian Property
- ❑ Four Well Proportioned Bedrooms
- ❑ Charming Patio To The Front & Garden To The Side
- ❑ Ideal For Growing Families
- ❑ Off Street Parking
- ❑ Walking Distance To New Eltham Village Shops, Amenities & Leisure Facilities
- ❑ Plentiful Open Green Spaces & Superb Schools Within Easy Reach
- ❑ Excellent Transport Links Including New Eltham Railway Station & Bus Links
- ❑ Council Tax Band E - Royal Borough Of Greenwich



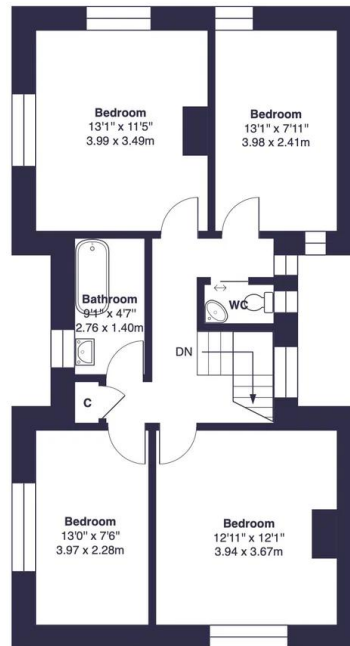


Ground Floor



Cambridge Green, SE9

Approximate Gross Internal Area:
1435 sq ft / 133.3 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: E

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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