

Broad Lawn

SE9 3XD



**Situated on a sought-after residential road in New Eltham, this impressive four-bedroom home offers generous living space, modern finishes, and a beautifully maintained garden—perfect for growing families.**

*Boasting ample space over 2053 sq ft, the ground floor provides a superb layout for both everyday living and entertaining. A spacious reception room sits to the front of the property, complemented by a separate dining room ideal for family meals and gatherings. To the rear, an extended conservatory floods the home with natural light and offers tranquil views over the garden. The modern fitted kitchen is well-appointed with ample storage and workspace, while a convenient downstairs W/C completes the ground floor accommodation. Upstairs, the property continues to impress with four well-proportioned bedrooms, all offering comfortable living space. A stylish, contemporary family bathroom serves the first floor.*

*Externally, the home boasts a generously sized rear garden, predominantly laid to lawn and featuring a charming pond—creating a peaceful outdoor retreat. To the front, there is private off-street parking for multiple vehicles, along with the added benefit of a garage.*

*Perfectly positioned, the property is within easy reach of New Eltham Village, offering a variety of shops, amenities, and a mainline railway station providing excellent transport links into Central London. There are also superb bus connections to nearby areas including Eltham, Chislehurst, and Bromley. Families will particularly appreciate the proximity to a selection of highly regarded local schools, making this an ideal long-term home.*

*Properties like this don't come around often - contact us today to arrange your viewing!*



## Key Features:

- ❑ Stunning Four Bedroom Home
- ❑ Sought After Location
- ❑ Two Reception Rooms + Extended Conservatory
- ❑ Generous Garden To Rear Including Charming Pond
- ❑ Off Street Parking + Garage
- ❑ Within Easy Reach Of New Eltham Village Shops, Eateries + Library
- ❑ Excellent Transport Links Including New Eltham Railway Station Within Walking Distance
- ❑ Highly Regarded Schools + Nurseries Within Local Catchment Area
- ❑ Ideal For Growing Families
- ❑ 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

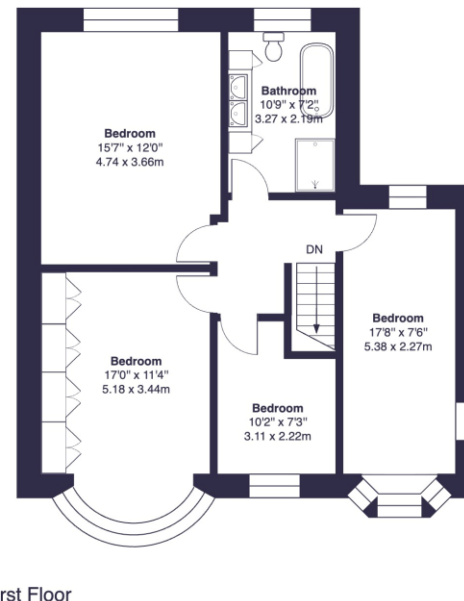
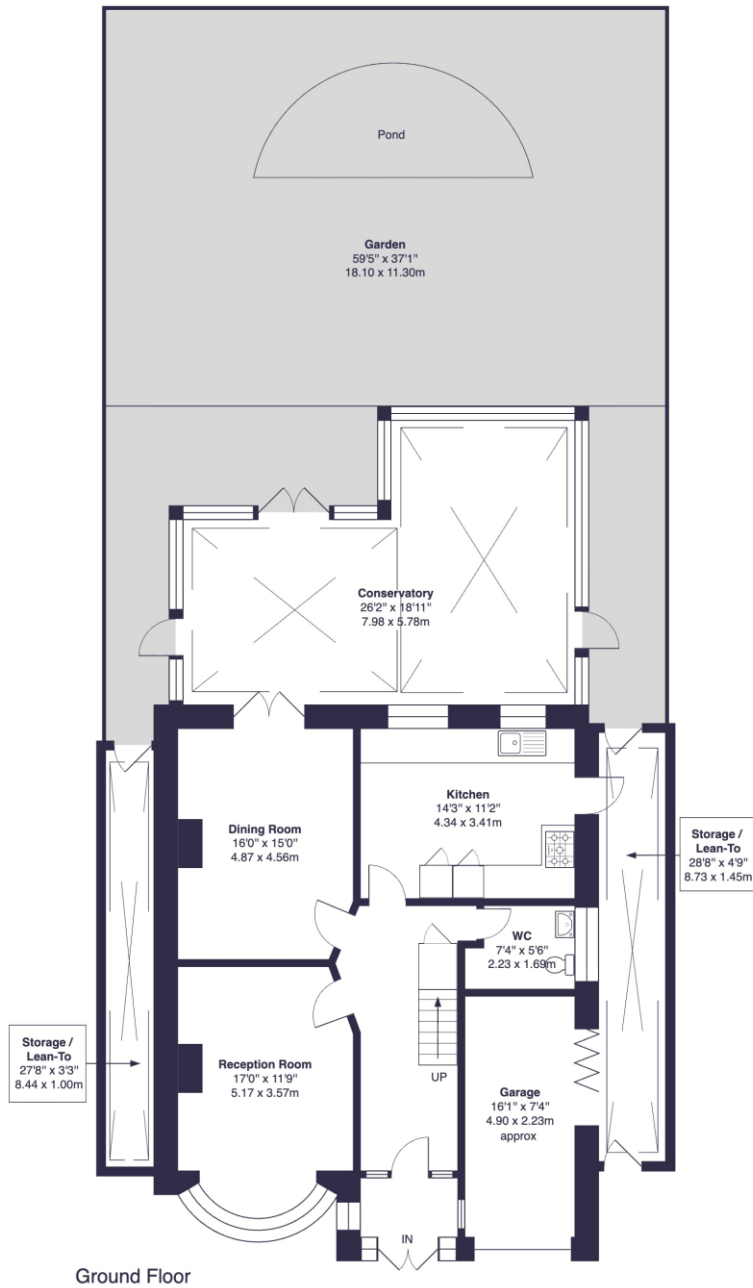


## Broad Lawn, SE9

Approximate Gross Internal Area = 2053 sq ft / 190.7 sq m

Storage / Lean-To Areas = 227 sq ft / 21.1 sq m

Total Area = 2280 sq ft / 211.8 sq m



This floor plan was produced using RICS measurements standards 2nd edition.  
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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