

Gerda Road

SE9 3SN



**Cockburn are proud to present to the market this beautifully presented three-bedroom home in New Eltham, offering a bright and comfortable living space, designed for modern lifestyles.**

Upon entering, you are greeted by inviting interiors that lead to well-proportioned rooms throughout. The property features three spacious bedrooms, providing ample personal space. The living area and extended kitchen/dining space are designed to maximize light and flow, creating an ideal environment for relaxation and entertaining.

Downstairs benefits from a separate w/c, with a family bathroom found to the first floor. A charming garden is found to the rear, complete with both patio area and lawned green, and is the perfect space for children's outdoor activities or entertaining guests. Off street parking to the front completes the property, giving owners a dedicated space for vehicular parking at all times, as well as plentiful on-street parking.

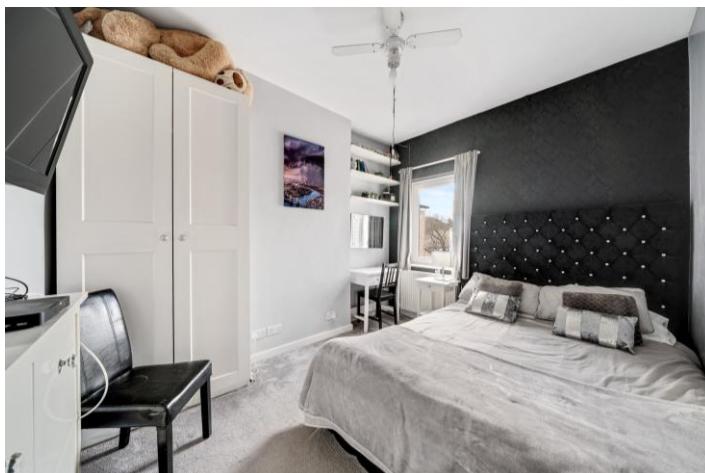
Situated in a desirable area, this home benefits from being within close proximity to New Eltham Village's excellent local amenities and transport links. Proximity to local parks offers opportunities for outdoor activities, while nearby shops and eateries cater to daily needs. Commuting is made easy with convenient access to New Eltham railway station, connecting you to wider London and surrounding areas.

This property provides a fantastic opportunity to secure a charming home in a sought-after location. Arrange a viewing today to experience the quality and convenience this residence has to offer.



## Key Features:

- Well Presented Edwardian Property
- Bright & Airy Reception Room
- Extended Kitchen/Diner
- Three Well-Proportioned Double Bedrooms
- Charming Garden To Rear
- Off Street Parking
- Ideally Located For New Eltham Train Station
- Walking Distance To Shops, Amenities & Leisure Facilities
- Perfect For Growing Families
- Council Tax Band D - Royal Borough Of Greenwich





Gerda Road, SE9

Approximate Gross Internal Area = 1169 sq ft / 108.6 sq m

**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

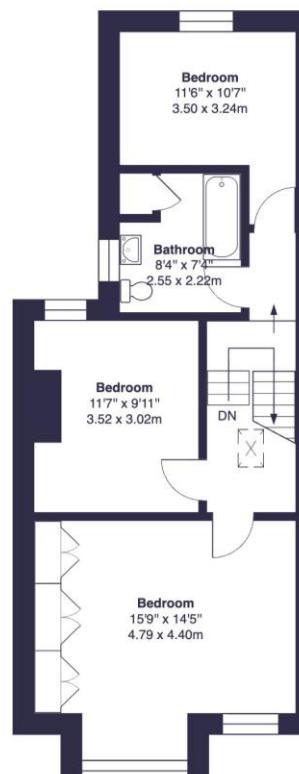
Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road  
New Eltham  
London  
SE9 2EB



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 Prime Square Photography / Copyright 2026