

COCKBURN
ESTATE AND LETTINGS AGENTS

Footscray Road

SE9 2EH



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

Offering a complete blank canvas for its new owners, this charming two-bedroom property on Footscray Road, New Eltham, presents an excellent opportunity for first-time buyers seeking to create their ideal home.

The ground floor comprises a welcoming reception room, offering a comfortable space for relaxation or entertaining. The property benefits from two generously sized double bedrooms and an additional third room currently used as an office/dressing room, alongside a well-appointed family bathroom. With a clear canvas, there is ample potential to modernise and personalise the interiors to your taste.

Externally, the property boasts a delightful garden to the rear, perfect for outdoor dining, gardening, or simply enjoying some fresh air. Parking is convenient with permit on-street options available. New owners will also benefit from permission being granted for a loft conversion, with the opportunity to create even further space for growing families.

Located within walking distance of the shops and amenities of New Eltham Village, convenience is key. New Eltham Railway Station is just a stone's throw away, providing superb transport links. Excellent bus routes connect you to Eltham, Chislehurst, and Greenwich, while the vibrant Eltham High Street, with its array of shops, eateries, and leisure facilities, is also easily accessible.

As a chain-free sale, this home offers a smooth and straightforward purchasing process. Internal viewing comes highly recommended to fully appreciate the potential and prime location of this property.



Key Features:

- ❑ Chain Free Sale
- ❑ Complete Blank Canvas
- ❑ Two Double Bedrooms
- ❑ Charming Garden To Rear
- ❑ Walking Distance Of New Eltham Village Shops & Amenities
- ❑ Within A Stones Throw Of New Eltham Railway Station
- ❑ Superb Bus Links Keeping You Connected With Eltham, Chislehurst & Greenwich
- ❑ Ideally Located For Eltham High Street Shops, Eateries & Leisure Facilities
- ❑ Perfect For First Time Buyers
- ❑ Council Tax Band C - Royal Borough Of Greenwich





Footscray Road, SE9

Approximate Gross Internal Area = 682 sq ft / 63.4 sq m



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.
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EPC: C

COUNCIL TAX BAND: C

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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New Eltham
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SE9 2EB