

COCKBURN
ESTATE AND LETTINGS AGENTS

Footscray Road

SE9 2EJ

FOR SALE
COCKBURN
020 8859 8590



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

Discover a fantastic opportunity with this chain-free, three-bedroom semi-detached house on Footscray Road, New Eltham, SE9, offering 1053 sq ft of living space and brimming with potential as a perfect project buy.

This appealing property features two reception rooms, providing versatile areas for both relaxation and entertaining. The well-proportioned layout includes a fitted kitchen, three comfortable bedrooms and a family bathroom, offering ample space for growing families. A practical foundation for modernisation, the home is ready for its next chapter.

Externally, the property benefits from convenient off-street parking with a private driveway with enough space for two vehicles, with an added bonus of side access to the generously sized 120' rear garden - split into two parts with a flower garden and vegetable area, offering a wonderful outdoor space for recreation or future landscaping projects.

Located on Footscray Road, this home boasts an enviable position just a 5-minute walk from New Eltham Railway Station, ensuring effortless commuting. Residents will appreciate being within walking distance of the New Eltham village shops, including a variety of eateries. Excellent bus links provide easy access to Eltham, Bromley, and Sidcup. The area is also home to highly regarded educational institutions, including Wyborne Primary and St Thomas More Comprehensive, making it an attractive location for many.

This chain-free sale presents a superb chance to create a bespoke family home in a desirable area – arrange your viewing today to fully appreciate the possibilities!



Key Features:

- ❑ Chain Free Sale
- ❑ Three Bedroom Semi-Detached House
- ❑ Large Garden To Rear
- ❑ Off Street Parking
- ❑ Perfect Project Buy
- ❑ Walking Distance To New Eltham Village Shops & Eateries
- ❑ 5 Minute Walk To New Eltham Railway Station
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Bromley & Sidcup
- ❑ Highly Regarded Wyborne Primary & St Thomas More Comprehensive Nearby
- ❑ Council Tax Band E - Royal Borough Of Greenwich



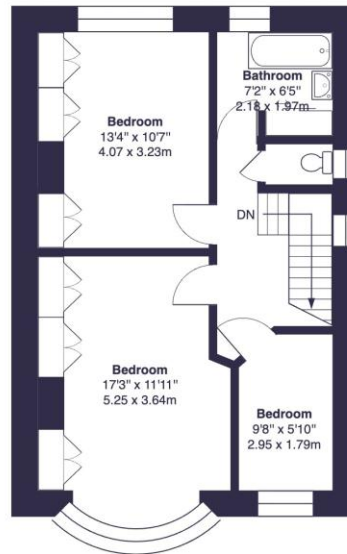


Ground Floor



Footscray Road, SE9

Approximate Gross Internal Area:
1053 sq ft / 97.8 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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