

COCKBURN
ESTATE AND LETTINGS AGENTS

Craybury End

SE9 3SL



Nestled in a quiet cul-de-sac location, this two-bedroom property in Craybury End, New Eltham, offers a wonderful opportunity for first-time buyers or investors seeking a blend of comfort and convenience.

Step inside to discover a bright dual-aspect through lounge, providing an inviting space for relaxation and entertaining. The property boasts two spacious double bedrooms, offering ample personal space. The bathroom was newly fitted in 2020, and new flooring was installed throughout, ensuring a fresh and modern feel. For peace of mind, a new boiler was fitted in November 2021, providing efficient central heating. The property benefits from mains electric and water supply and offers a private residents car park.

Residents of Craybury End can enjoy communal gardens, perfect for outdoor enjoyment. The location is truly excellent, being within walking distance of New Eltham Village shops and the railway station, which offers connections to London in under 20 minutes – ideal for commuters. Local amenities, including reputable schools, are also easily accessible.

Internal viewing is highly recommended to fully appreciate this property's charm and location. Contact us today to arrange your visit!



Key Features:

- ❑ Two Spacious Double Bedrooms
- ❑ Bright Dual Aspect Through Lounge
- ❑ Communal Gardens
- ❑ Walking Distance To New Eltham Village Shops & Railway Station Keeping You Connected With London In Under 20 Minutes
- ❑ Quiet Cul-De-Sac Location
- ❑ Perfect For First Time Buyers Or Buy To Let Investors
- ❑ Newly Fitted Bathroom In 2020 Along With New Flooring Throughout
- ❑ New Boiler Installed November 2021
- ❑ Council Tax Band C - Royal Borough Of Greenwich





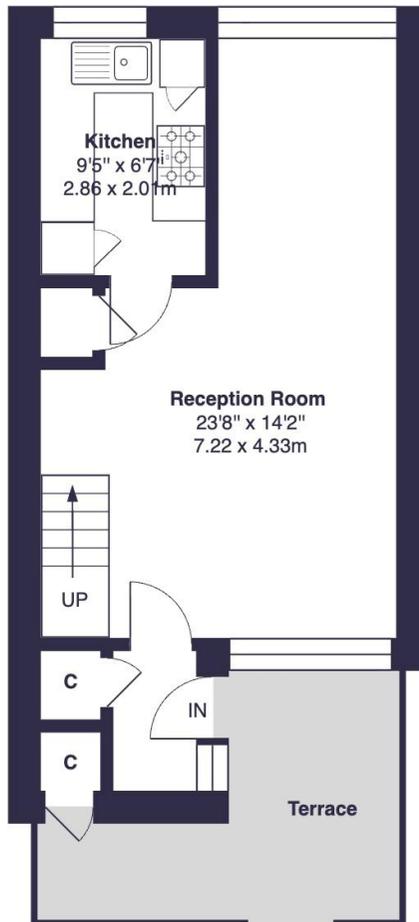
Craybury End SE9

Approximate Gross Internal Area = 718 sq ft / 66.7 sq m

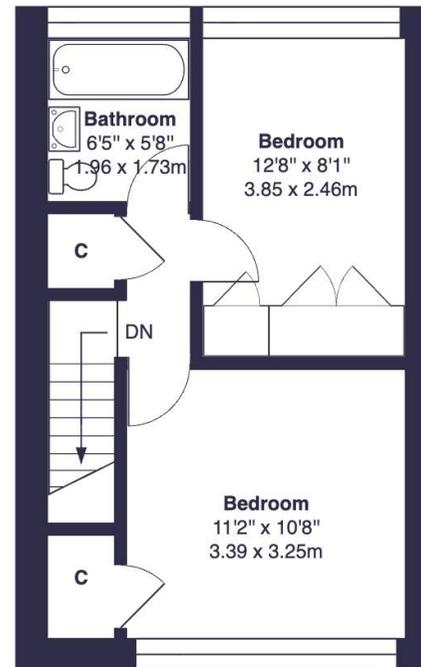
EPC: D

COUNCIL TAX BAND: C

TENURE: Freehold



Ground Floor



First Floor



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

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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