

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Cadwallon Road

SE9 3PY



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

**Presenting a charming three-bedroom home in SE9, providing comfortable living spaces ideal for a variety of lifestyles and offered to the market chain free**

Step inside to discover a welcoming reception room, providing a versatile area for relaxation and entertaining, a large dining room and fitted kitchen. The layout is thoughtfully arranged to maximize space and create an inviting atmosphere. Upstairs, you will find three well-proportioned bedrooms, accompanied by a family bathroom, catering to everyday needs with ease. Outside you will find a generous private rear garden, as well as handy off street parking to the front.

This property is situated in a well-regarded area, benefiting from excellent transport links and convenient access to local amenities. Residents will appreciate the practicality of the location, with shops, services, and community facilities close at hand.

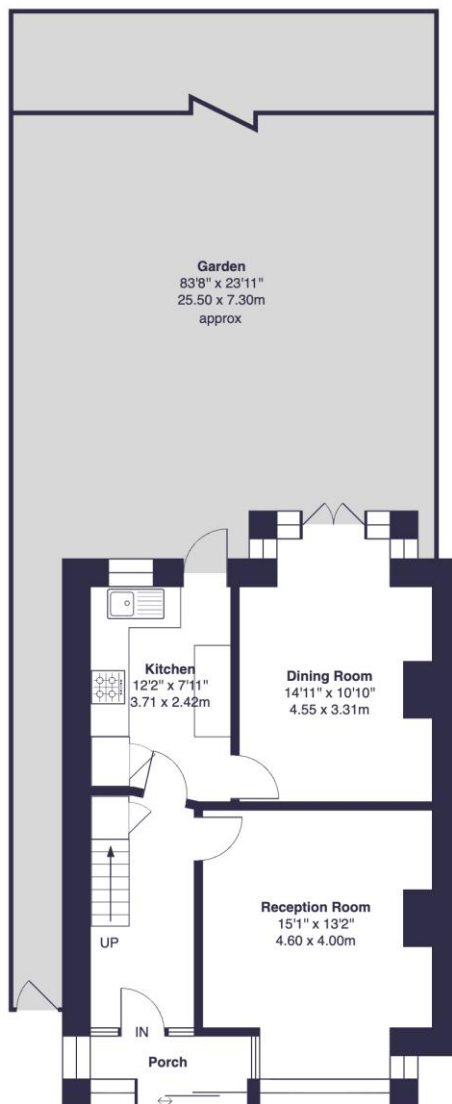
This home offers a wonderful opportunity to establish roots in a desirable SE9 neighbourhood. We encourage an early viewing to fully appreciate the potential and lifestyle this property provides.



## Key Features:

- ❑ Chain Free Sale
- ❑ Three Bedroom House
- ❑ Large Reception Room & Separate Dining Room
- ❑ Generous Rear Garden
- ❑ Off Street Parking
- ❑ Potential To Extend STPP
- ❑ Ideally Situated For Schools, Nurseries and Shops
- ❑ Excellent Transport Links Nearby
- ❑ Perfect For Growing Families
- ❑ Council Tax Band E - Royal Borough Of Greenwich



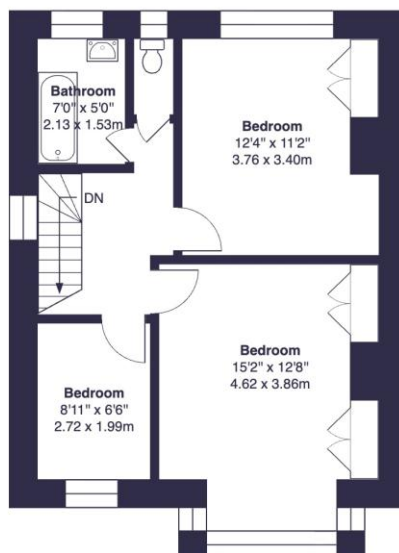


Ground Floor



Cadwallon Road, SE9

Approximate Gross Internal Area:  
1062 sq ft / 98.7 sq m



First Floor

**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

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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