

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Wynford Way

SE9 3EJ





## Occupying A Prime Corner Spot, Cockburn Are Excited To Present To The Market Wynford Way - A Wonderful Three Bedroom Home In The Heart Of SE9!

*Boasting ample space throughout and over 1039 sq ft, new owners will find a reception room, dining room and kitchen to the ground floor. Leading upstairs, three well-proportioned bedrooms alongside a family bathroom can be found, with the two double bedrooms benefitting from built in wardrobe space.*

*Outside, the property benefits from a wonderfully charming wrap garden, with both patio and lawned green, the perfect space for children's outdoor activities or for those with green fingers! An out-building completes the garden, which could easily be used as a summer house for entertaining, an at home gym or even a remote working space.*

*Off street parking is found to the front, with ample space for at least two vehicles, providing peace of mind your vehicle(s) will always have their own dedicated space and making parking woes a thing of the past! The possibility to extend is an attractive factor, with the possibility to extend both to the side and the rear STPP.*

*In terms of location, Wynford Way has a lot to offer and is ideally situated within easy reach of an array of local amenities. Both Mottingham & New Eltham railway stations are within easy reach, providing regular trains into the city & beyond - perfect for those needing to commute! Local shops, eateries and well-regarded schools nurseries are within close proximity, as well as plentiful open green spaces and leisure facilities.*

*All in all, the perfect home for growing families. Contact Cockburn today to arrange your viewing!*





## Key Features:

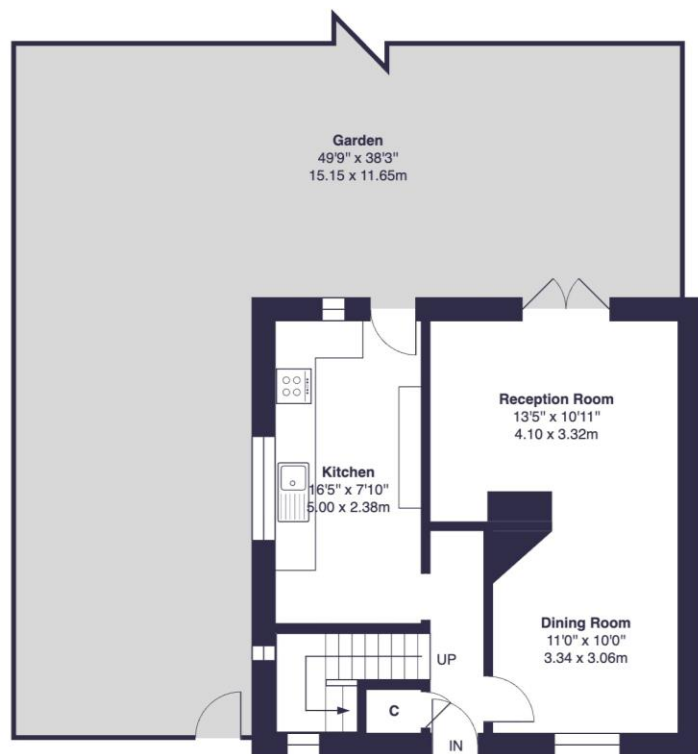
- ❑ Three Bedroom Semi-Detached Home
- ❑ Two Reception Rooms
- ❑ Generously Sized Wrap Garden With Out Building
- ❑ Off Street Parking For At Least Two Vehicles
- ❑ Ideal For Commuters – Eltham & Mottingham Stations Both Within Easy Reach
- ❑ Potential To Extend To Rear & Side STPP
- ❑ Close Proximity To Well Regarded Schools & Nurseries
- ❑ Walking Distance To Green Open Spaces & Leisure Facilities
- ❑ Perfect For Growing Families
- ❑ Council Tax Band D - Royal Borough Of Greenwich



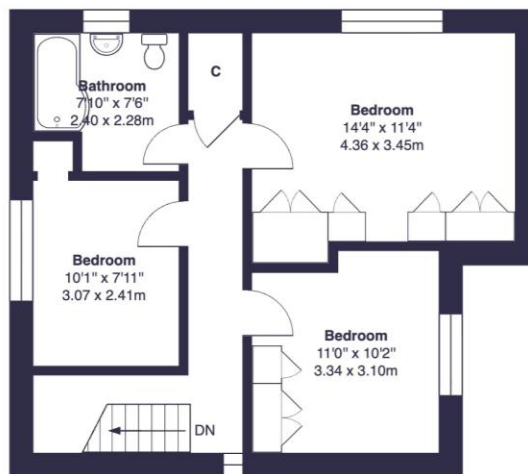
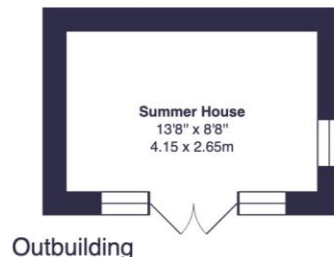


Wynford Way, SE9

Approximate Gross Internal Area = 1039 sq ft / 96.6 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. No liability is accepted for any errors.  
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**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.



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