

COCKBURN
ESTATE AND LETTINGS AGENTS

Colyer Close

SE9 3QG



Offered to the market in excellent condition throughout, this two bedroom ground floor maisonette is an ideal first time purchase for those looking to get their foot onto the property ladder.

Situated in a quiet yet convenient location, the property comprises of large reception room, fitted kitchen, modern bathroom and two generously sized bedrooms. To the rear there is a private, sun trap garden, with the added benefit of a garage en bloc. Close to local shops, amenities and some superb schools.

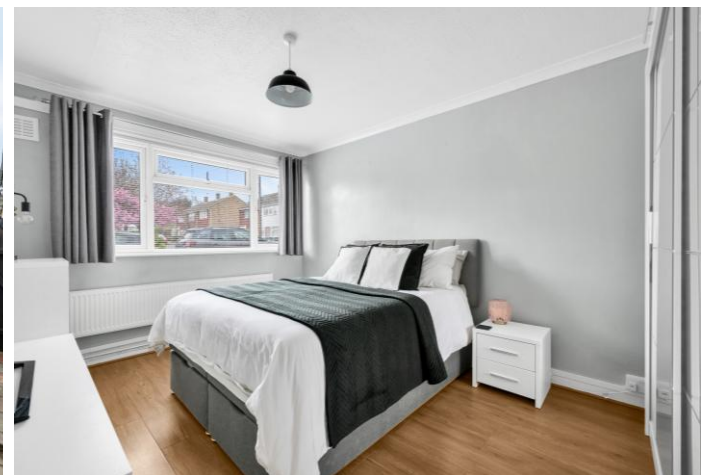
Excellent transport links with buses keeping you well connected with both Eltham and Bromley. You also have a choice of several Zone 4 train stations within easy reach for those needing to commute into London, with direct trains into London bridge taking 15 mins from New Eltham.

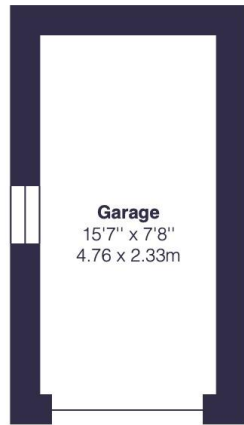
Lease Length 115 Years | Ground Rent £100 Per Annum



Key Features:

- ❑ Two Bed Ground Floor Maisonette
- ❑ Neutral Decor Throughout
- ❑ Quiet Residential Cul-De-Sac
- ❑ Within Easy Reach Of New Eltham Village Amenities, Shops & Green Spaces
- ❑ Ideal For First Time Buyers
- ❑ Private Sun Trap Garden To Rear
- ❑ Close Proximity To New Eltham Mainline Station
- ❑ Garage En Bloc
- ❑ Excellent Bus Links Keeping You Connected With Local Surrounding Areas
- ❑ Council Tax Band C - Royal Borough Of Greenwich

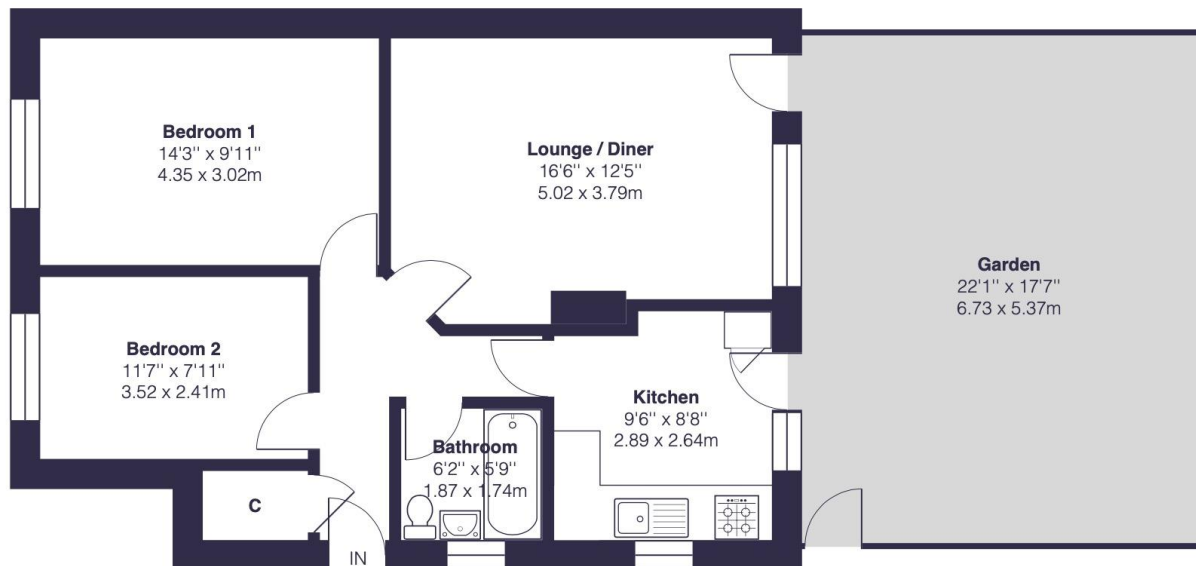




Outbuilding

Colyer Close, SE9

Approximate Gross Internal Area = 670 sq ft / 62.2 sq m
Garage Area = 119 sq ft / 11 sq m
Approximate Total Area = 789 sq ft / 73,3 sq m



Ground 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: Leasehold

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