

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Charldane Road

SE9 3PG



**Introducing this beautifully extended 5-bedroom family home located on the sought-after Charldane Road. This spacious property offers the perfect blend of modern living and convenience, ideal for growing families.**

*Boasting over 1916 sq ft of space, this property offers an abundance of space throughout and is finished to the highest standard. Bright and airy throughout, the property comprises to the ground floor a generous reception room, open plan kitchen/dining room with fitted appliances, utility room, shower room and office/study.*

*Leading upstairs, you will find to the first floor three well-proportioned bedrooms alongside a family bathroom, with a further two bedrooms to the loft conversion second floor. To the rear is an expansive garden spanning over 192 ft, basked in sunlight, – complete with patio area, lawned green, and with an outdoor summer house, the perfect space for outdoor activities and enjoying company during warm summer months.*

*With off street parking to the front completing the property, there is enough space for at least two vehicles. The further potential for extension is an attractive feature, with potential for extension to the rear possible (subject to planning permission)*

*In terms of location, Charldane Road is ideally situated for a whole host of local amenities in nearby New Eltham Village, including shops, eateries and library. New Eltham mainline station is within easy reach, with regular trains into the city, perfect for those needing to commute. Excellent bus links keep you connected with the local area, whilst also being within the catchment for some of the boroughs highly regarded schools and nurseries.*



## Key Features:

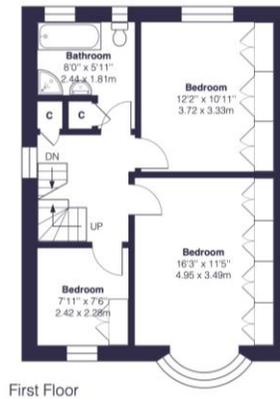
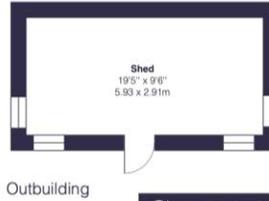
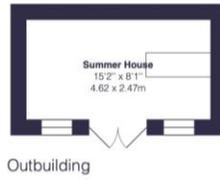
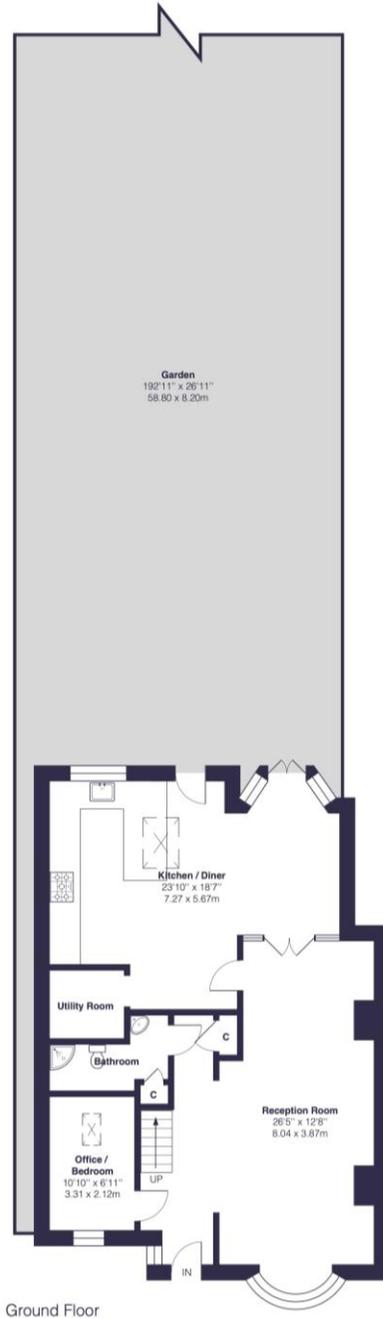
- ❑ Chain Free Sale
- ❑ Five Bedroom Family Home
- ❑ Open Kitchen/Dining Area
- ❑ Ideal For Growing Families
- ❑ Within Easy Reach Of New Eltham Village Amenities, Shops & Green Spaces
- ❑ Close Proximity To New Eltham Railway Station
- ❑ Expansive Rear Garden
- ❑ Off Street Parking
- ❑ Catchment Area For Superb Local Schools
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Greenwich, Chislehurst & Sidcup
- ❑ Council Tax Band E - Royal Borough Of Greenwich





Charldane Road, SE9

Approximate Gross Internal Area = 1916 sq ft / 178.1 sq m



**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