



Southwood Road, SE9 3QE



**COCKBURN**  
ESTATE AND LETTINGS AGENTS

# Southwood Road, SE9 3QE

**\*\*\* GUIDE PRICE £650,000 - £700,000 - CHAIN FREE! \*\*\***

Cockburn presents this wonderful example of a family home, located in the sought-after area of New Eltham, SE9. Boasting ample space, high ceilings and bundles of character throughout, this period property comprises two reception rooms, large kitchen, utility, office, four/five bedrooms and two bathrooms. Each room is generously sized, with the layout being perfect for everyday living and providing an expansive amount of space for growing families. To the rear is a well-proportioned garden, the perfect space for outdoor entertaining, activities or for those with green fingers, a patio to the side with a second to the rear, as well as two outbuildings. The property also has the added benefit of off-street parking to the front.

In terms of location, Southwood Road is set within walking distance of a whole host of amenities, including New Eltham village shops, eateries and local library. New Eltham railway station is within easy reach, with its regular trains into the city and beyond, making the property ideal for those needing to commute. Excellent bus links keep you connected with Eltham, Chislehurst and Sidcup, whilst the property is also within the catchment area for highly regarded schools and nurseries including Dulverton and Wyborne Primary Schools.



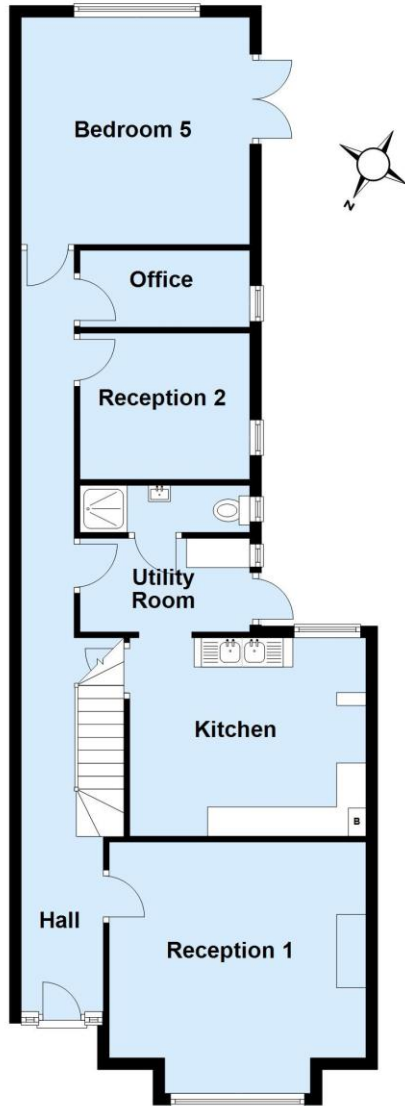
**KEY FEATURES:**

- ◆ Chain Free Sale
- ◆ Period Property
- ◆ Four/Five Bedrooms
- ◆ Off Street Parking
- ◆ Generous Garden To Rear With Outbuildings
- ◆ Walking Distance Of New Eltham Railway Station
- ◆ Within Easy Reach Of New Eltham Village Shops, Amenities & Library
- ◆ Excellent Bus Links Keeping You Connected With Eltham, Chislehurst & Sidcup
- ◆ Catchment Area For Highly Regarded Schools & Nurseries
- ◆ Council Tax Band E - Royal Borough Of Greenwich



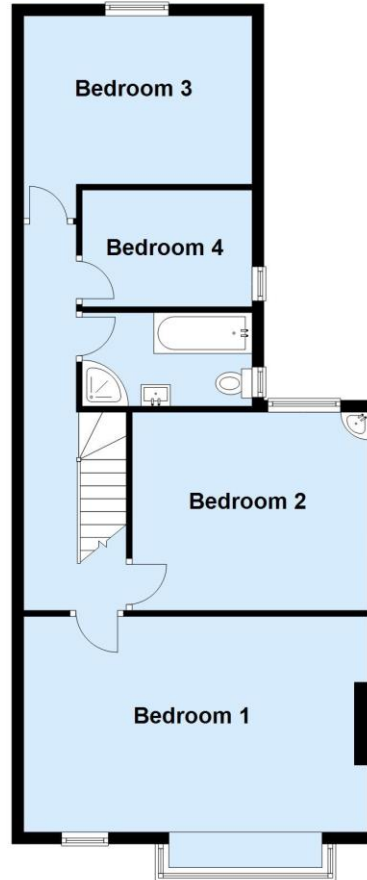
## Ground Floor

Approx. 83.9 sq. metres (903.6 sq. feet)



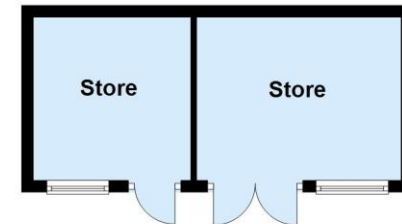
## First Floor

Approx. 69.5 sq. metres (747.7 sq. feet)



## Outbuilding

Approx. 17.5 sq. metres (188.7 sq. feet)



Total area: approx. 170.9 sq. metres (1840.0 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.