

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Footscray Road

SE9 3UG

FOR SALE  
**COCKBURN**  
NEW ELTHAM  
020 8859 8590  
www.cockburn-online.co.uk

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ESTATE AND LETTINGS AGENTS



**Cockburn are pleased to present to the market this wonderful example of a three bed family home, located in the sought-after area of New Eltham, SE9**

*Offering an abundance of space throughout, the property comprises large reception room, separate dining room, kitchen, three bedrooms and family bathroom. Each room is well proportioned, offering bags of storage space throughout. To the rear is a generously sized garden with both patio area and lawned green, the perfect space for those with green fingers, along with a huge outbuilding providing extra storage space or offering potential to create into a home office space, summer house and much more!*

*Off street parking to the front completes the property, with space for upto two vehicles. There is a huge potential for extension into both the loft and to the rear, with the possibility of creating even more space for growing families (STPP)*

*In terms of location, Footscray Road is ideally situated within easy reach of both Sidcup and New Eltham, with New Eltham village shops, amenities and railway station being within a stones throw of the property. Excellent bus links serve Footscray Road, with links keeping you connected with Eltham, Sidcup and beyond. Families will appreciate the close proximity to some of the areas most highly regarded schools, including both Wyborne and Dulverton Primaries.*





## Key Features:

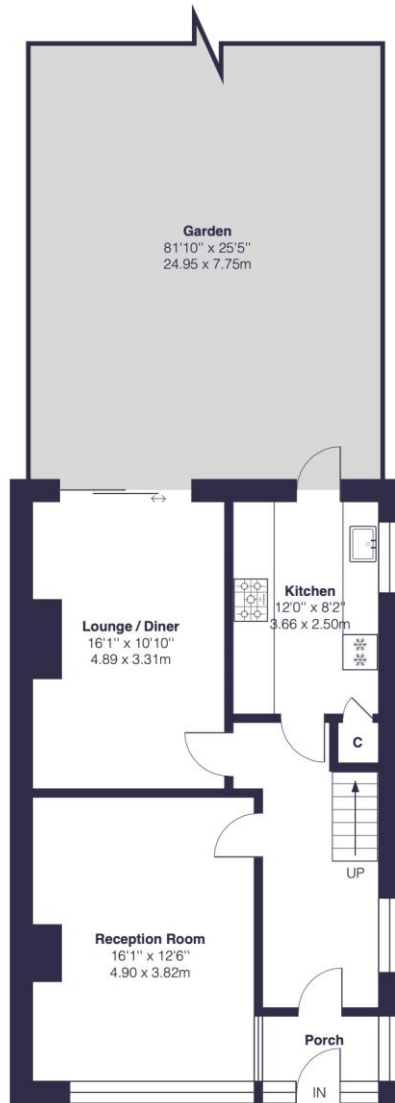
- ❑ Chain Free Sale
- ❑ Three Bed Family Home
- ❑ Two Reception Rooms
- ❑ Off Street Parking
- ❑ Catchment For Sought After Primary & Secondary Schools
- ❑ Potential To Extend STPP
- ❑ Easy Reach Of New Eltham Railway Station & Village Shops
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Sidcup & Beyond
- ❑ Ideal For Growing Families
- ❑ Council Tax Band E - London Borough Of Bexley



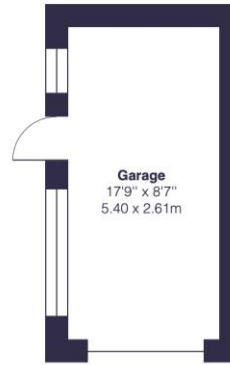


## Footscray Road, SE9

Approximate Gross internal Area = 1226 sq ft / 113.9 sq m



Ground Floor



Out Building



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