



Gaitskell Road, SE9 2DL
Guide Price £475,000

COCKBURN
ESTATE AND LETTINGS AGENTS

Gaitskell Road, SE9 2DL

*** GUIDE PRICE £475,000 - £500,000 ***

Cockburn are pleased to present this lovely example of a period family home, This larger than average, three bedroom end of terrace house boasts a rarely seen double storey extension to the rear and is well presented throughout by the current owners. To the rear is a well proportioned family garden. The property is a stones throw from the ever popular New Eltham Village with the mainline station just a 2 minute walk away. It is well within easy reach of all major transport links and local amenities. Further benefits include a new fitted kitchen diner, family bathroom, Double glazing and gas fired central heating.



KEY FEATURES:

Three Double Bedrooms

Walking Distance To New Eltham BR

Two Storey Rear Extension

**Close To Local Amenities Incl Shops &
Restaurants**

Great Location For Superb Schools

Large Garden To Rear

Ideal For Growing Families

Perfect For First Time Buyers

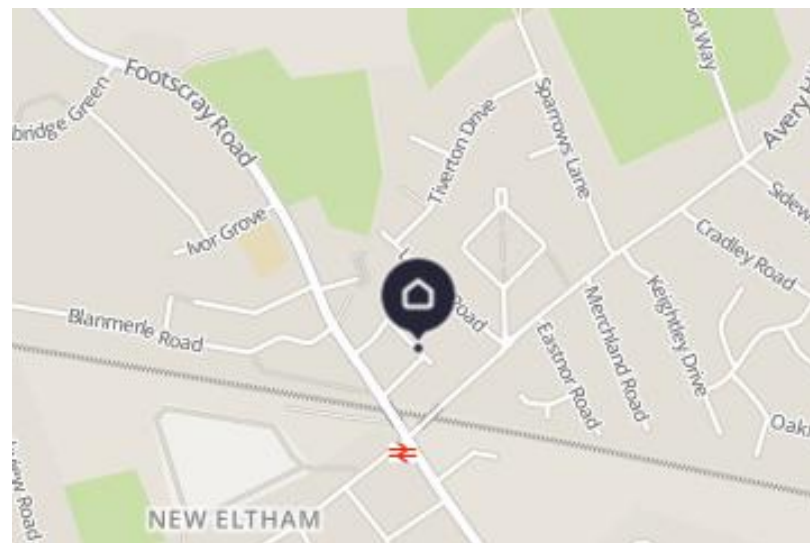
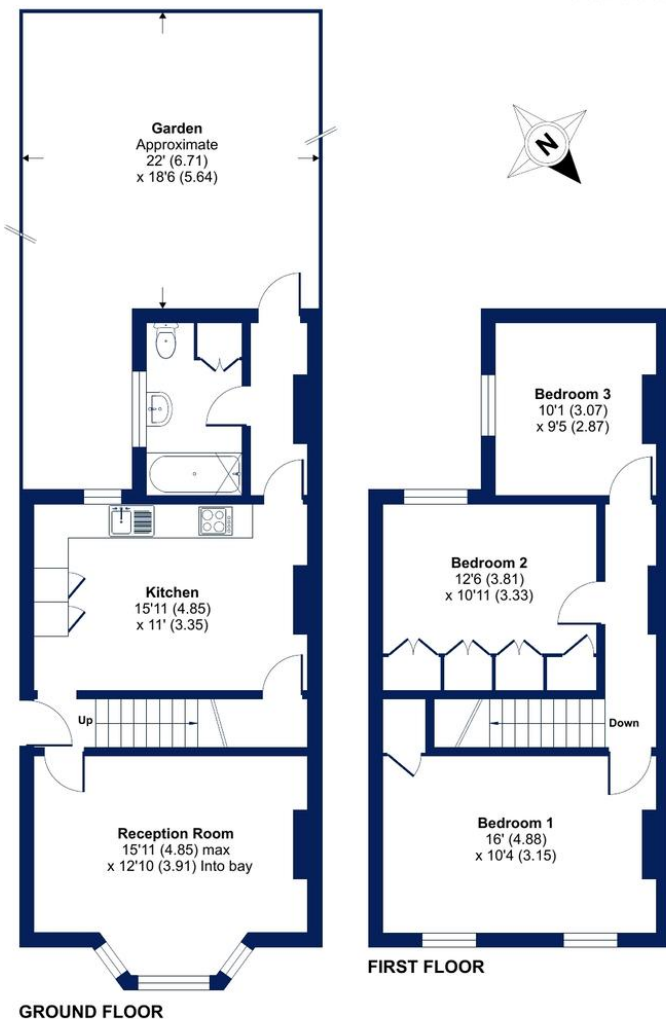
**Council Tax Band D – Greenwich London
Borough Council**



Gaitskell Road, London, SE9

Approximate Area = 1019 sq ft / 94.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cockburn Estates Agents. REF: 969915

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.