



Footscray Road, SE9 2EH
Guide Price £375,000

COCKBURN
ESTATE AND LETTINGS AGENTS

Footscray Road, SE9 2EH

CHAIN FREE* *GUIDE PRICE £375,000 - £400,000

Nestled in the heart of New Eltham, this charming two-bedroom mid-terraced period property presents an exceptional opportunity for first-time buyers and seasoned investors alike.

Briefly comprising large reception room, kitchen, downstairs shower room and two double bedrooms. The property also benefits from a great sized garden to the rear, perfect for entertaining on a warm summers evening!

With its prime location, this property offers convenience, comfort, and long-term potential. Any new owners will have the added benefit of being on top of New Eltham Village, including its shops, eateries and local amenities. New Eltham railway station is a couple of minutes walk away, making it ideal for those needing to commute.



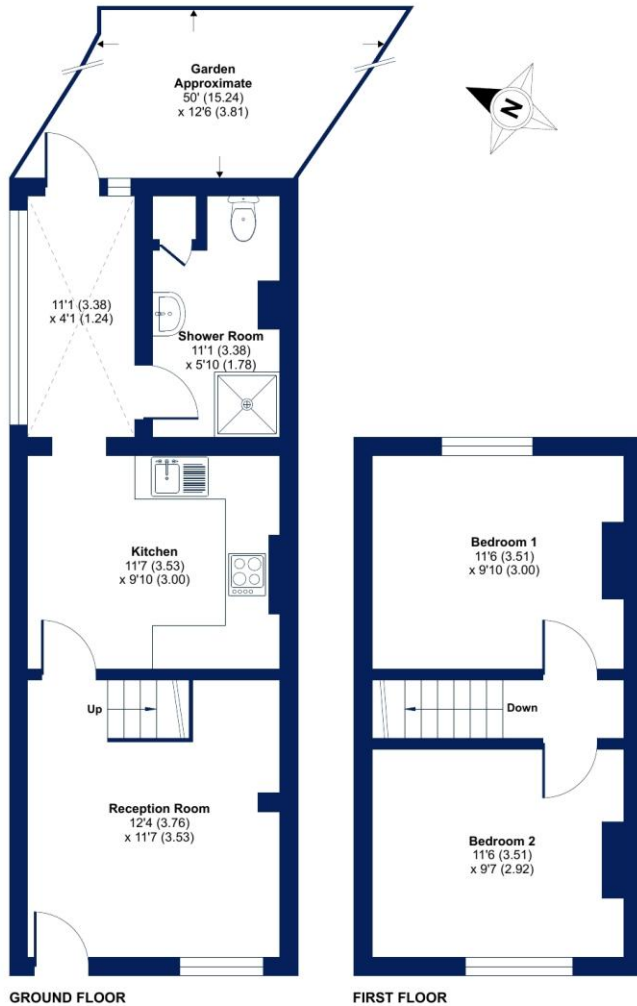
KEY FEATURES:

- * Chain Free Sale
- * Two Double Bedrooms
- * 50ft Garden To Rear
- * Downstairs Shower Room
- * Ideal Buy To Let Investment
- * Perfect For First Time Buyers
- * Local Amenities Including Shops & Eateries Nearby
- * Walking Distance To New Eltham Railway Station
- * EPC Rating D – Potential B
- * Council Tax Band C- Greenwich London Borough Council



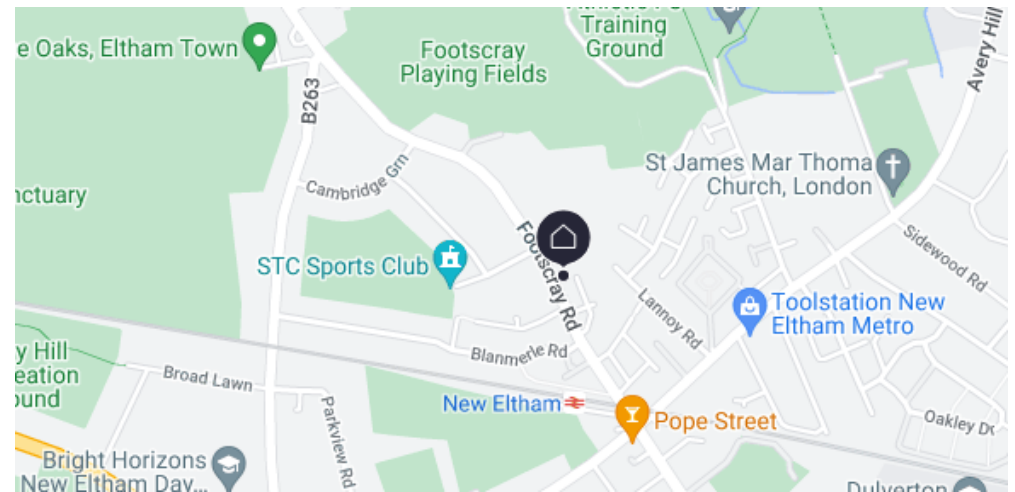
Footscray Road, London, SE9

Approximate Area = 672 sq ft / 62.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cockburn Estates Agents. REF: 999484

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Cockburn EA
38 Mottingham Road,
London, SE9 4QR

t: **020 8857 8857** cockburn-online.co.uk



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.