



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

**Eltham Green, SE9 5LB**  
**Guide Price £375,000 - £400,000**

**COCKBURN**  
ESTATE AND LETTINGS AGENTS



# Eltham Green, SE9 5LB

\*\*\* CHAIN FREE \*\*\*

\*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\*

Nestled in the heart of a coveted conservation area, this two-bedroom mid-terraced home offers an exciting chance to create your dream home.

Boasting two reception rooms, kitchen, downstairs W/C, two bedrooms and family bathroom along with a wonderful quaint garden to the rear. With excellent transport links, a bustling high street nearby, and superb schools within reach, this property presents an ideal investment opportunity. Embrace the challenge of refurbishment and unlock the true potential of this hidden gem!





**KEY FEATURES:**

**Chain Free Sale**

**Two Double Bedrooms**

**In Need Of Refurbishment**

**Well Maintained Garden To Rear**

**Perfect For First Time Buyers**

**Superb Schools In Local Catchment Area**

**Within A Stones Throw Of Eltham High Street  
Shops & Restaurants**

**Excellent Transport Links For Those Needing To  
Commute**

**Energy Rating F – Potential B**

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

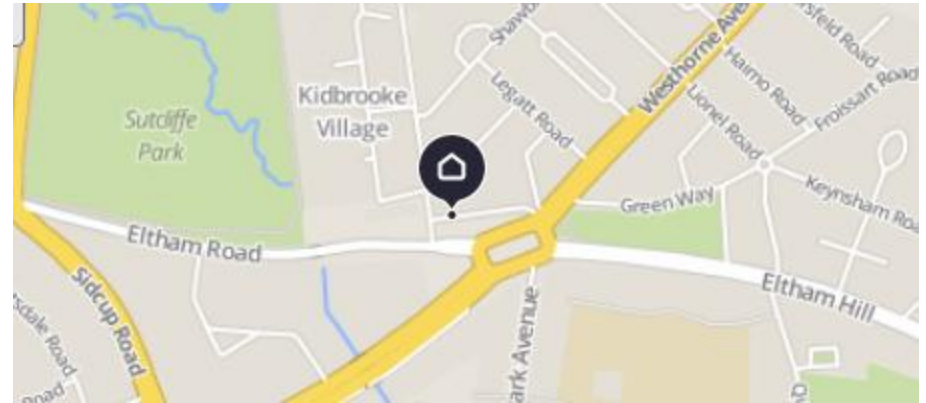
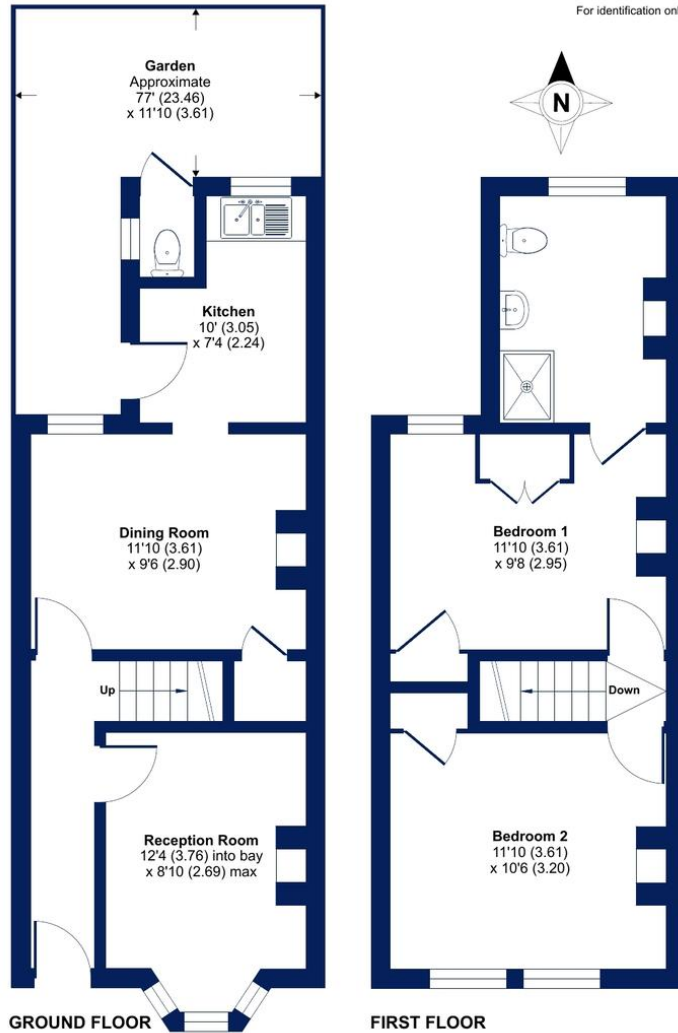




# Eltham Green, London, SE9

Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 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: 993701

**Cockburn EA**  
38 Mottingham Road,  
London, SE9 4QR

t: **020 8857 8857** [cockburn-online.co.uk](http://cockburn-online.co.uk)

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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.