



## 20 Gaitskell Road

Guide Price £450,000

3 1 1



- Three Double Bedrooms
- Two Storey Rear Extension
- Close To All Local Amenities Including Shops & Restaurants
- Large Garden To Rear
- Perfect For First Time Buyers
- Walking Distance To New Eltham BR
- New Boiler To Be Fitted
- Great Location For Superb Schools
- Ideal For Growing Family
- Council Tax Band D - Greenwich London Borough Council

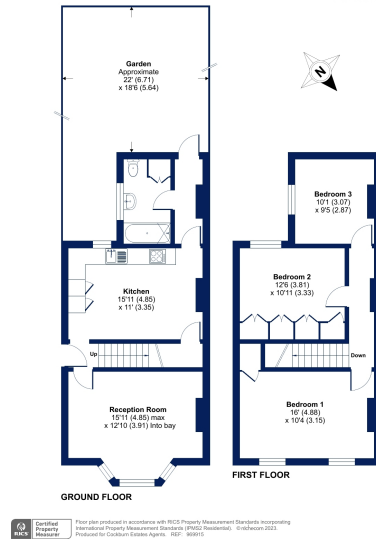


**\*\*\* GUIDE PRICE £450,000 - £475,000 \*\*\***

Cockburn are please 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.



Gaitskell Road, London, SE9  
Approximate Area = 1019 sq ft / 94.6 sq m  
For information 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             |         |           |