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ESTATE AND LETTINGS AGENTS

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# Thaxted Road, New Eltham, SE9

Guide Price £550,000

3 1 1



- Stunning Three Bedroom Family Home
- Expansive Garden To Rear With Patio Area
- Off Street Parking & Garage
- Walking Distance To New Eltham Railway Station
- Excellent Bus Links Keeping You Connected With Bromley, Sidcup & Eltham
- Large Through Reception/ Dining Room
- Potential To Extend STGRPC
- Within A Stones Throw Of New Eltham Village Shops, Eateries & Library
- Catchment Area For Highly Regarded Schools & Nurseries
- Council Tax Band E - Royal Borough Of Greenwich



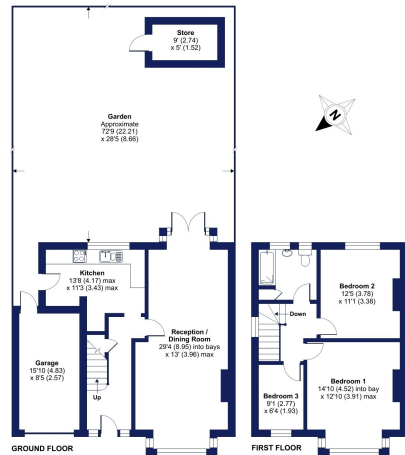
**GUIDE PRICE £550,000 - £600,000 - Stunning Three Bed Family Home On The Ever Popular Thaxted Road.**

*Nestled in the heart of thriving New Eltham, Thaxted Road is a remarkable three-bedroom family home that stands as a testament to comfort, convenience, and potential. This tastefully finished residence offers a high standard of living throughout, making it a truly exceptional find for discerning buyers.*



**Thaxted Road, London, SE9**

Approximate Area = 1072 sq ft / 99.6 sq m  
 Garage = 134 sq ft / 12.4 sq m  
 Store = 45 sq ft / 4.2 sq m  
 Total = 1251 sq ft / 116.2 sq m  
 For identification only - not to scale



Energy Performance Certificate  
 This plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (London). © Cockburn 2023. Prepared for Cockburn Estate Agents. 1927 / 10/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Cockburn EA**

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