



## Crown Woods Way, Eltham, SE9

Rent: £2,300 per calendar month

**COCKBURN**  
ESTATE AND LETTINGS AGENTS



## Crown Woods Way, Eltham, SE9

**\*\*REDUCED REFERENCING FEES\*\*** This stunning 3 bedroom family home is located in a very sought after location within walking distance of Falconwood train station. The fully furnished property benefits from; 3 double bedrooms, 2 separate reception rooms, conservatory, modern fitted kitchen, utility room, upstairs bathroom, downstairs WC, large rear garden and a driveway to the front. Available November but viewings are highly recommended immediately, call Cockburn to view before it is too late.

## Room Measurements

**LOUNGE 15' 5" x 12' 4" (4.7m x 3.78m)**

**DINING ROOM 13' 5" x 10' 11" (4.11m x 3.33m)**

**CONSERVATORY 11' 9" x 8' 0" (3.6m x 2.44m)**

**KITCHEN 13' 1" x 7' 4" (3.99m x 2.24m)**

**UTILITY ROOM 12' 2" x 11' 10" (3.73m x 3.63m)**

## WC

**MASTER BEDROOM 15' 7" x 11' 1" (4.75m x 3.38m)**

**BEDROOM 2 13' 5" x 9' 3" (4.11m x 2.82m)**  
Up to built in wardrobes.

**BEDROOM 3 10' 7" x 7' 6" (3.23m x 2.29m)**

**BATHROOM Separate WC.**

**IMPORTANT NOTE** Please note that all measurements are approximate. We strongly recommend that all the information which we provide is verified by yourself on inspection.





## Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

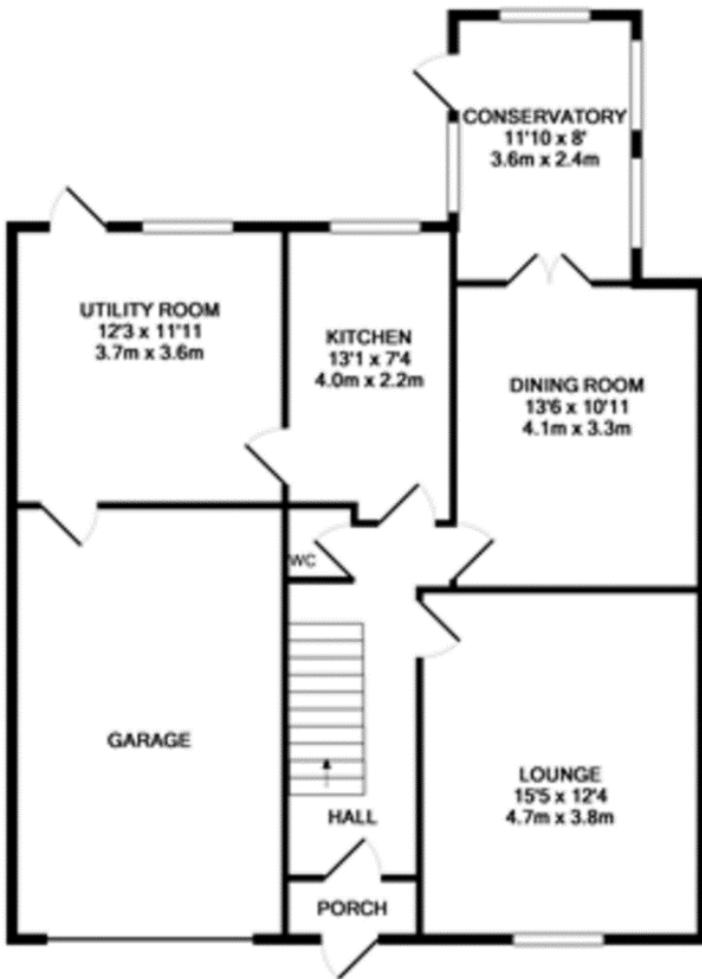
(21-38) **F**

(1-20) **G**

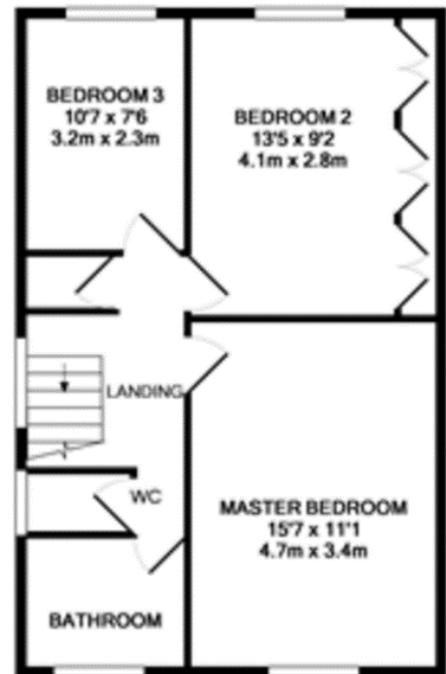
Not energy efficient - higher running costs

Current Potential

Current	Potential
	83
58	



GROUND FLOOR  
APPROX. FLOOR  
AREA 1014 SQ.FT.  
(94.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 533 SQ.FT.  
(49.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1547 SQ.FT. (143.7 SQ.M.)

Cockburn EA  
352 Footscray Road, New Eltham, London, SE9 2EB  
t: 020 8859 8590

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.