



Woodcroft Close, New Eltham

Rent: £1,995pcm

COCKBURN
ESTATE AND LETTINGS AGENTS



Woodcroft Close, New Eltham

REDUCED REFERENCING FEES**MODERN 4 BEDROOM TOWN HOUSE*
This stunning home is located in a sought after location within walking distance of Eltham and New Eltham railway station. The property benefits from; 3 double bedrooms with built in wardrobes in two of the bedrooms and an en suit bathroom to the master, 1 single bedroom, 2nd floor family bathroom, spacious L shape lounge, modern fitted kitchen diner, downstairs WC, utility room, garden, large garage and driveway to the front. Available early July but viewings highly recommended immediately!

KITCHEN/DINER 17' 10" x 15' 7" (5.46m x 4.75m) L Shaped.

UTILITY ROOM 6' 2" x 3' 5" (1.9m x 1.06m)

WC 6' 2" x 4' 9" (1.9m x 1.46m)

GARAGE 21' 7" x 8' 2" (6.6m x 2.5m)

LOUNGE 15' 7" x 13' 2" (4.75m x 4.03m) L Shaped.

MASTER BEDROOM 15' 7" x 11' 3" (4.75m x 3.44m)

ENSUITE 7' 4" x 6' 8" (2.24m x 2.05m)

BEDROOM 2 15' 7" x 11' 4" (4.75m x 3.47m) L Shaped.

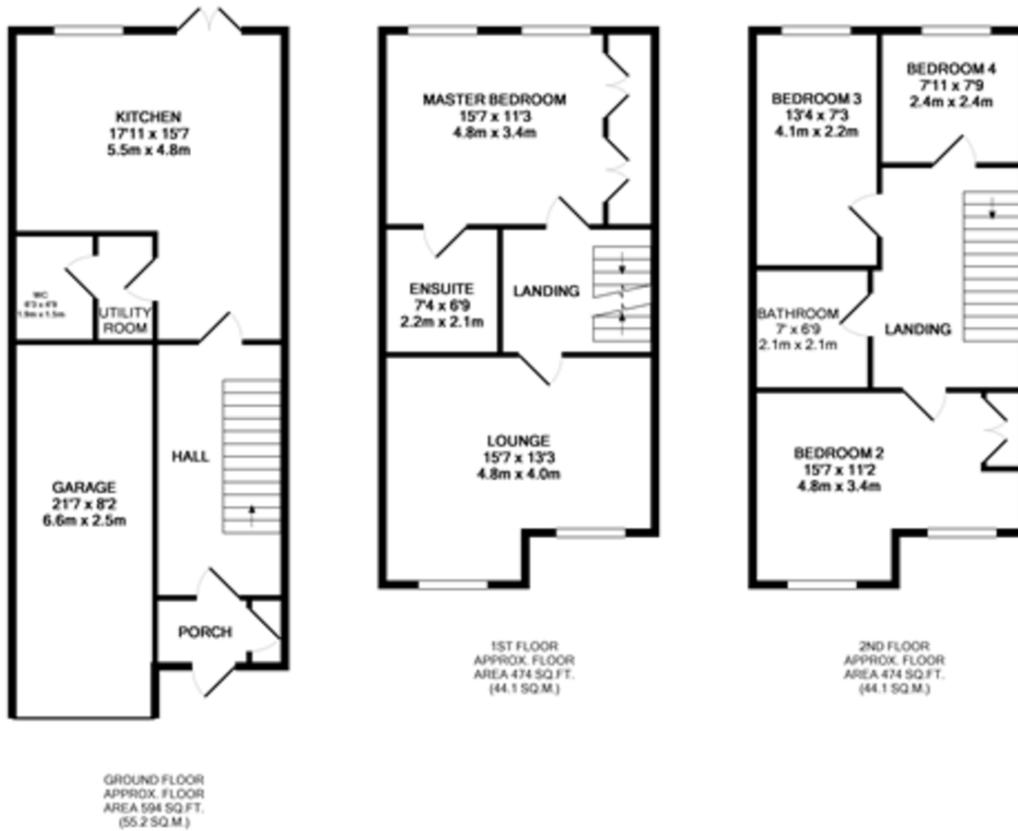
BEDROOM 3 13' 4" x 7' 2" (4.07m x 2.2m)

BEDROOM 4 7' 11" x 7' 9" (2.42m x 2.37m)

BATHROOM 7' 0" x 6' 8" (2.15m x 2.05m)

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.

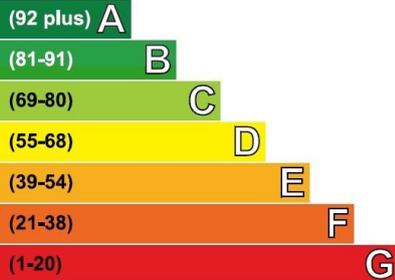




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
87	88

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band G (rating 0).

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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.