



Kingsley Wood Drive, Mottingham, SE9

Guide Price £600,000

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- Four Bed End Terraced House
- Extended Conservatory
- Large Garden Space Perfect For Outdoor Sports & Activities
- Superb Local Primary & Secondary Schools In Local Catchment Area
- EPC Rating D - Potential C
- Finished To High Standard Throughout
- Outside Gym/Studio/Summer House
- Within A Stones Throw Of Mottingham Railway Station
- Eltham High Street Shops Eateries & Leisure Facilities Within Easy Reach
- Council Tax Band D - Royal Borough Of Greenwich



***** GUIDE PRICE £600,000 - £650,000 *****

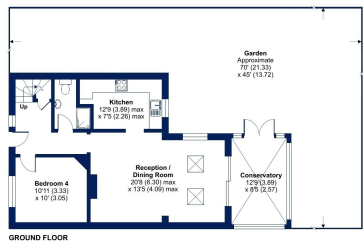
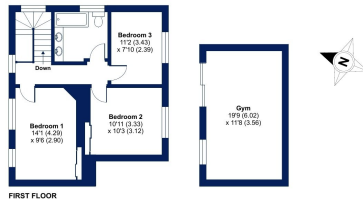
Introducing Kingsley Wood Drive – Your Dream Home Awaits!

Nestled in the heart of a vibrant community, this stunning four-bedroom end-terraced house is a testament to refined living. Meticulously designed and finished to the highest standards, Kingsley Wood Drive is the epitome of contemporary elegance.



Kingsley Wood Drive, London, SE9

Approximate Area = 1276 sq ft / 119.5 sq m
 Gym = 231 sq ft / 21.5 sq m
 Total = 1507 sq ft / 140 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) (Residential). © Cockburn 2023. Prepared for Cockburn Estate Agents. 1801 10/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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