



## Cattistock Road, Mottingham, SE9

Guide Price £450,000

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- Stunning Family Home
- Finished To High Standard Throughout
- Generous South Facing Wrap Around Garden To Rear
- Ideal For First Time Buyers
- EPC Rating C - Potential B
- Two Double Bedrooms
- Extended Kitchen/Dining Area
- Potential To Extend Into Loft STPP
- Easy Reach Of Transport Links
- Council Tax Band C - London Borough Of Bromley



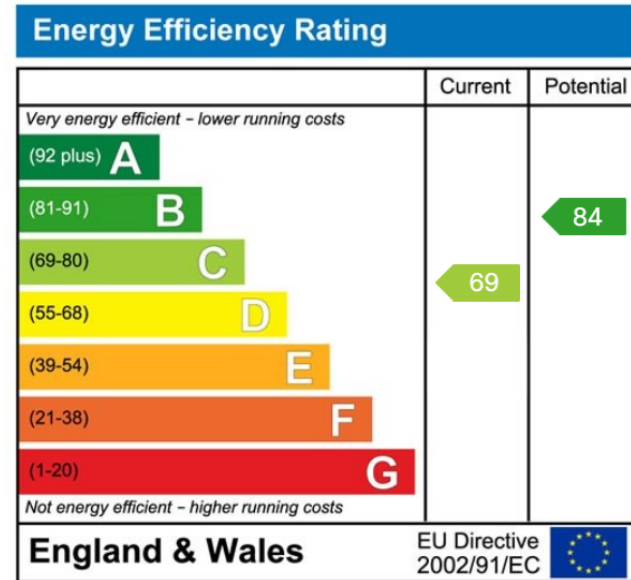
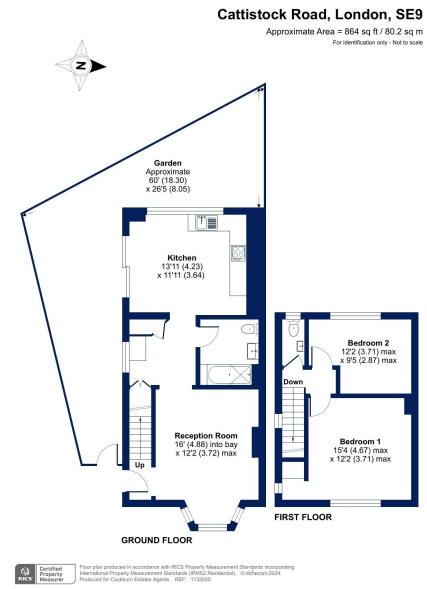
**\*\*\* GUIDE PRICE £450,000 - £475,000 \*\*\***

**Cockburn are pleased to present to the market this wonderful family home on the ever popular Cattistock Road.**

*Finished to a high standard throughout, this property is in turn-key condition and boasts a sizeable living room, extended kitchen/dining area, family bathroom, two double bedrooms, front garden and large secure south-facing rear garden. Further benefits include double glazed windows and gas central heating, whilst also having potential to extend into the loft STPP.*

*In terms of location, Cattistock Road is perfectly situated within walking distance to Elmstead Wood train station, with regular trains into the city, perfect for those needing to commute. Local shops, schools and bus links are within easy reach of the property, ideal for growing families or first time buyers.*





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