

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Framlingham  
Crescent

SE9 4AJ





**\*\*\* CHAIN FREE SALE \*\*\***

**Presented to the market in turn-key condition, Framlingham Crescent is a complete blank canvas ready for its new owners to put their own stamp on!**

*Boasting a versatile living room, separate dining room, spacious kitchen, two well proportioned double bedrooms and family bathroom. Externally, to the front, you have off street parking, with a garden to the rear completing the property. Unlike anything else in the area, internal viewings come highly recommended.*

*In terms of location, new owners will only be a short walk to many green spaces, such as Foxes fields, Marvels Woods and Elmstead Woods, as well as bus links close by to keep you connected with Eltham, Chislehurst & Bromley.*

*There are excellent local amenities nearby to, including shops and local primary schools. Those needing to commute have the benefit of both Mottingham and Elmstead Woods mainlines stations which are around a mile away.*



## Key Features:

- ❑ Chain Free Sale
- ❑ Refurbished To High Standard Throughout
- ❑ Two Double Bedrooms
- ❑ Off Street Parking
- ❑ Ideal First Time Purchase Or Buy To Let Investment
- ❑ Located For Excellent Transport Links
- ❑ Perfect Blank Canvas
- ❑ Catchment Area For Superb Local Schools
- ❑ EPC Rating D - Potential B
- ❑ Council Tax Band C - London Borough Of Bromley



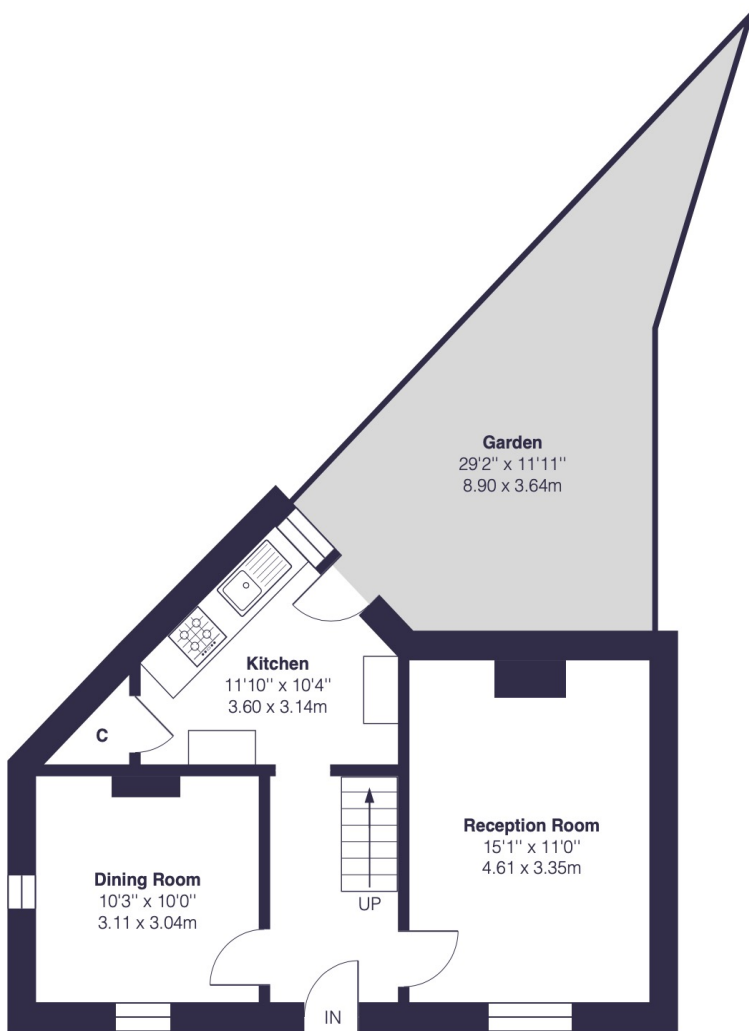
**EPC:** D

**COUNCIL TAX BAND:** C

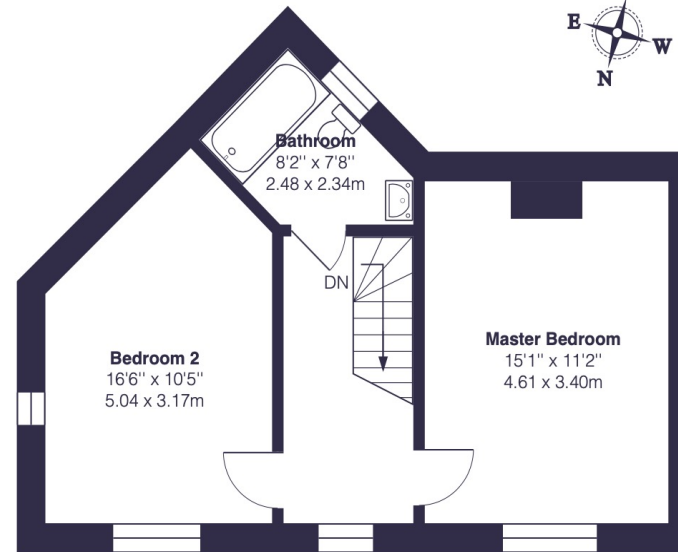
**TENURE:** Freehold

## Framlingham Crescent, SE9

Approximate Gross Internal Area  
901 sq ft / 83.7 sq m



Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



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