

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Lulworth Road

SE9 4DL





**Introducing this beautifully extended 4-bedroom family home located on the sought-after Lulworth Road. This spacious property offers the perfect blend of modern living and convenience, ideal for growing families.**

Boasting ample space covering over 1773 sq ft, the property comprises reception room, large lounge/kitchen/dining area, utility room, and w/c to the ground floor. Finished to a superb standard, the kitchen comes complete with fitted appliances and velux window, letting in heaps of natural light at all times. Bi-fold doors lead out to the beautifully-maintained garden to the rear, with decking area, lawned green and an abundance of space for flower beds - the perfect space for entertaining guests and enjoying the warm summer months!

To the first floor is three well-proportioned bedrooms, alongside a modern family bathroom. The fourth bedroom can be found on the second floor loft conversion, complete with its own en-suite shower room. Parking woes are a thing of the past, with off street parking and a private garage to the front completing the property.

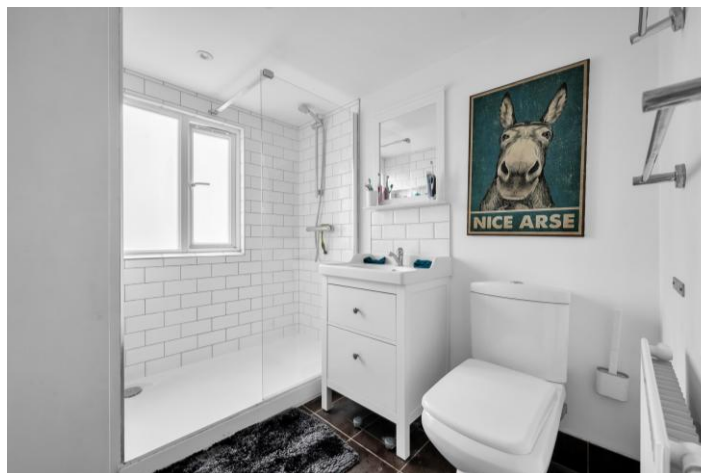
Lulworth Road is well-connected with excellent local schools, parks, and transport links, including easy access to Nottingham station. Further extension to the side could be an exciting feature, subject to planning permission. This extended 4-bedroom home is ready to move into, offering a fantastic opportunity for families looking for space, comfort, and convenience. Viewings highly recommended – contact us today to avoid missing out!





## Key Features:

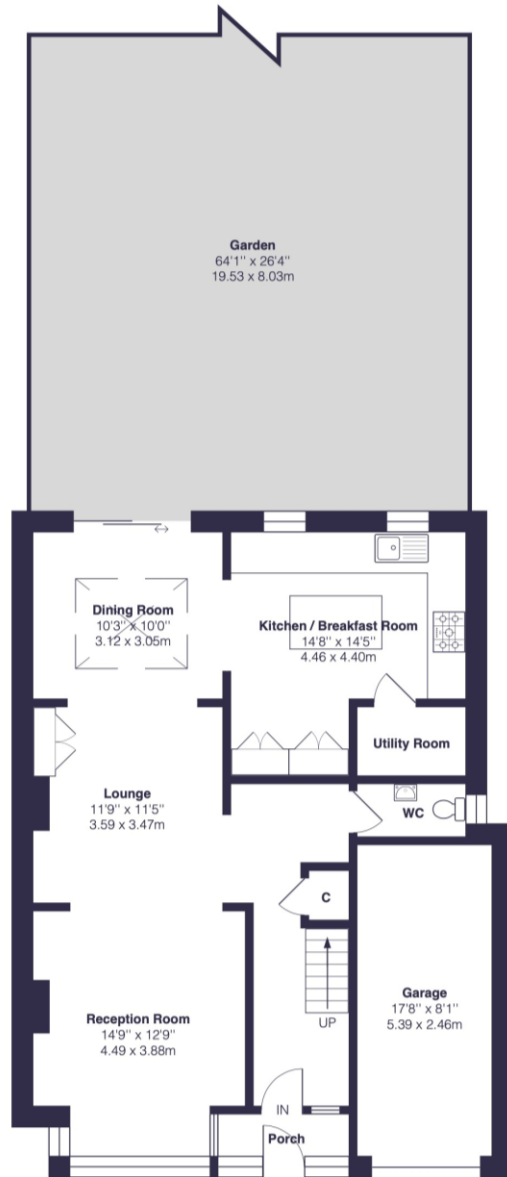
- ❑ Four Bedroom Semi-Detached Home
- ❑ Two Reception Rooms
- ❑ Generous Open Kitchen/Dining Area With Fitted Appliances & Sky-Light Window
- ❑ Loft Conversion Fourth Bedroom With En-Suite
- ❑ Potential For Further Extension STPP
- ❑ Off Street Parking & Garage
- ❑ Ideal For Growing Families
- ❑ Walking Distance Of Mottingham Village Shops & Amenities
- ❑ Easy Reach Of Mottingham Rail Station & Bus Links
- ❑ Council Tax Band E - London Borough Of Bromley





Lulworth Road; SE9

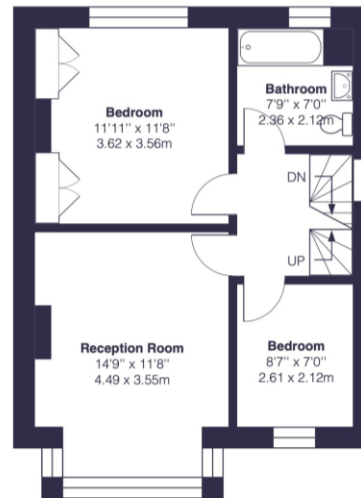
Approximate Gross Internal Area = 1773 sq ft / 164.7 sq m (including garage)



Ground Floor



Second Floor



First Floor

**EPC:** D

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

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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