

COCKBURN
ESTATE AND LETTINGS AGENTS

Mottingham Road

SE9 4SZ



Finished to a superb standard throughout, Cockburn are excited to present to the market this wonderful example of a two bed family home, situated in the heart of Mottingham, SE9.

Boasting over 1243 sq ft, the property offers an abundance of space throughout and comprises larger than average reception, office space, shower room and modern kitchen to the ground floor. The kitchen's bi-fold doors lead out to an impressive 75' garden, beautifully landscaped and the perfect space for alfresco dining, children's playtime or simply relaxing after a long day in the office.

Leading upstairs, two double bedrooms as well as a family bathroom are found to the first floor, with a further room taking the entirety of the loft conversion second floor. Plentiful storage space is found throughout, making this property ideal for growing families, whilst also equally being ideal for first time buyers looking to get their foot onto the property ladder.

Families will appreciate the close proximity to excellent schools and nurseries, with both highly regarded Ravensworth Primary School & St Vincents Catholic Primary within easy reach. Mottingham village shops are within walking distance, with excellent bus links keeping you connected with Bromley, Eltham, Chislehurst & Greenwich. Mottingham Railway Station is a short bus journey away, making it even easier for those needing to commute into the city and beyond!



Key Features:

- ❑ Two Bed Family Home
- ❑ Wonderfully Presented Throughout
- ❑ Loft Conversion
- ❑ Gorgeous 75' Garden To Rear
- ❑ Perfect For First Time Buyers
- ❑ Mottingham Village Shops & Eateries Within Walking Distance
- ❑ Within Easy Reach Of Mottingham Railway Station
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Bromley & Greenwich
- ❑ Highly Regarded Ravensworth Primary School & St Vincents Catholic Primary Within Easy Reach
- ❑ Council Tax Band D - London Borough Of Bromley



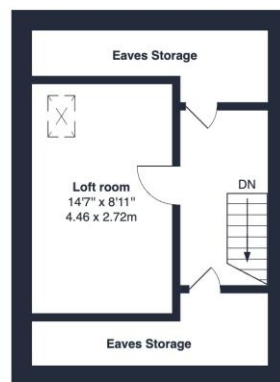


Mottingham Road, SE9

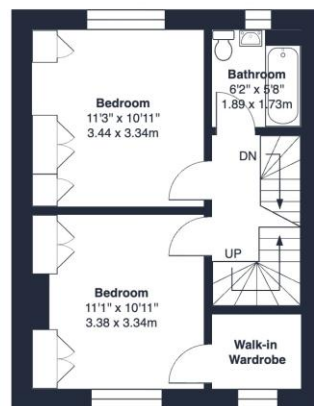
Approximate Gross Internal Area = 1243 sq ft / 115.5 sq m



Ground Floor



Second 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. No liability is accepted for any errors. By Prime Square Photography / Copyright 2025

EPC: D

COUNCIL TAX BAND: D

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.



352 Footscray Road
New Eltham
London
SE9 2EB