

Hartsmead Road

SE9 3LU

FOR SALE  
COCKBURN  
020 8359 8590



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

**Offered to the market in a chain free position and in need of some modernisation throughout, Hartsmead Road boasts huge potential and is the perfect project buy!**

With an abundance of space throughout, the property briefly comprises large open through reception room/dining room, kitchen and w/c to the ground floor, with direct access to the generously sized garden from the dining room. The garden boasts nearly 98', and is the perfect space waiting to be transformed into an outdoor oasis. Leading upstairs, new owners will find three well-proportioned double bedrooms, two benefitting built in wardrobes, a further fourth room currently used as an office space, and a family bathroom.

Off street parking to the front completes the property, as well as a private garage for further vehicular parking or storage space. The potential for extension is an attractive factor, with the possibility to extend to the rear and into the loft (STPP).

The property is located conveniently for Eltham and Chislehurst High Streets, with its array of local shops, eateries, pubs and leisure facilities. For the commuters, there is a direct train line from either of Mottingham (which is approximately 5 minutes walk away), New Eltham or Eltham Station, serving Lewisham (for DLR), London Bridge, Charing Cross, Cannon Street, Waterloo East and Victoria.

Buses connect to all neighbouring towns with Woolwich Arsenal and Lewisham both benefitting from DLR services and Woolwich with the Elizabeth Line. For roads in and out of London you have the South Circular, A2/A102 (Blackwell Tunnel Approach), A20 and Rochester Way.



## Key Features:

- ❑ Chain Free Sale
- ❑ Three Bedroom Semi-Detached Property
- ❑ Off Street Parking & Garage
- ❑ Generously Sized Garden To Rear
- ❑ Potential For Extension Into The Rear & Into The Loft STPP
- ❑ Perfect Project Buy
- ❑ Ideal For Growing Families
- ❑ Close To Local High Street Shops & Leisure Facilities
- ❑ Easy Reach Of Transport Links
- ❑ Council Tax Band E - Royal Borough Of Greenwich



**EPC:** E

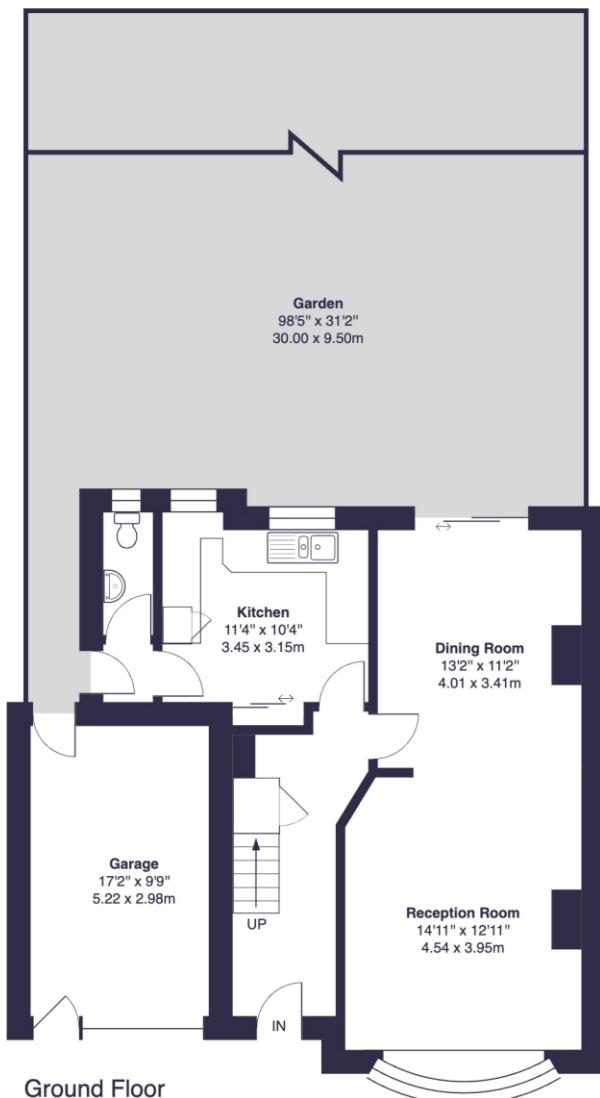
**COUNCIL TAX BAND:** E

**TENURE:** Freehold

For more information on this property or to arrange a viewing please call the office on

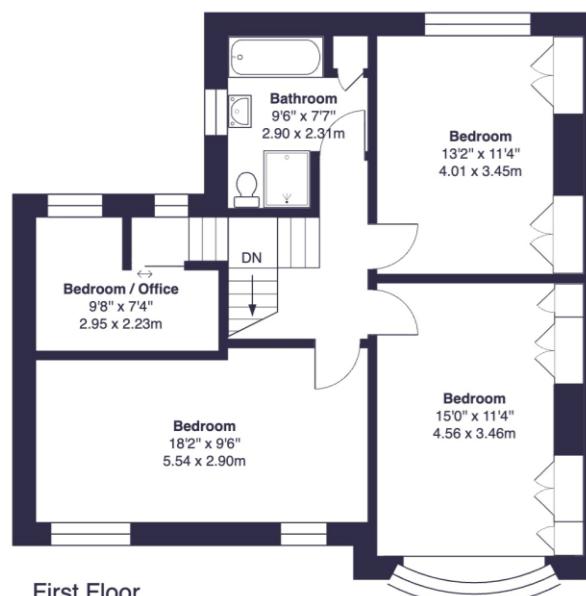
0208 859 8590

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



**Hartsmead Road, SE9**

Approximate Gross Internal Area =  
1524 sq ft / 141.6 sq m



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.

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