

Bernard Skinner



- Sizeable 4 bedroom semi
- Under half a mile Eltham College
- 100' Well tended garden
- Garage and plenty of parking

262 Court Road, Mottingham, SE9 4TY

Offers In Excess Of £700,000

An impressive, very sizeable and well presented four bedroom semi-detached house with plenty of character and original features, in the current household for over five decades. With spacious rooms throughout, with high ceilings, four good sized bedrooms and a conservatory, the landing and entrance hall also offer plenty of space and there is a very well tended, stocked and established 100' rear garden. With an integral garage and more than ample parking, the property is conveniently located within a few hundred yards of Mottingham Village, Mottingham station is around third of a mile and Eltham College under half a mile.



Property Description

SPACIOUS ENTRANCE HALL

Original front door with coloured leaded lights and side panels with coloured leaded lights, radiator, cloaks cupboard, original doors to all rooms, fitted carpet.

THROUGH LIVING ROOM

FRONT RECEPTION

14' 9" into bay x 13' 10" into recess (4.5m x 4.22m) Upvc bay window to front, radiator, wooden fire surround with gas coal effect fire, radiator, fitted carpet, open plan to:-

REAR RECEPTION

12' 5" x 12' 5" (3.78m x 3.78m) French doors to conservatory, radiator, recessed feature fireplace, fitted carpet.

KITCHEN

15' 5" narrowing to 12' 1 x 8' 11" (4.7m x 2.72m) Upvc window to rear, fitted wall and base units, range of floor to ceiling built in cupboards, incorporating a larder, built in oven, hob and cooker hood, radiator, space for dishwasher, laminate flooring.

CONSERVATORY

12' 11" x 7' 7" (3.93m x 2.31m) Upvc double glazed with French doors to the garden, tiled floor.



FIRST FLOOR

SPACIOUS LANDING

Fitted carpet, original internal doors.

BEDROOM 1

13' 8" x 11' 10" to wardrobes (4.17m x 3.61m) Upvc bay window to front, two radiators, built in wardrobes to one wall, fitted carpet

BEDROOM 2

14' 2" x 8' 9" into recess (4.32m x 2.67m) Upvc window to front, radiator, picture rail, fitted carpet.



BEDROOM 3

12' 1" x 11' 11" into recess (3.68m x 3.63m) Upvc window to rear, radiator, fitted carpet.



BEDROOM 4

15' 11" x 6' 5" (4.85m x 1.96m) Upvc window to rear, fitted storage, radiator, fitted carpet.



BATHROOM

Upvc window to side, suite comprising panelled bath with mixer tap and handshower, wash basin with fitted storage, wc., heated towel rail, fully tiled walls, double cupboard, laminate flooring.



OUTSIDE

Very well established and well tended rear garden measuring approximately 100' x 32', laid to lawn with flower and shrub borders, two sheds one with power and light, outside power, light and tap, fish pond with water fountain and filter, outside wc, gated side access.

Integral garage: 15'5 x 7'8, light and power, space for appliances including washing machine, pedestrian door, up and over door, wall mounted boiler.

Block paved frontage with parking for up to 5 vehicles.

MATERIAL INFORMATION

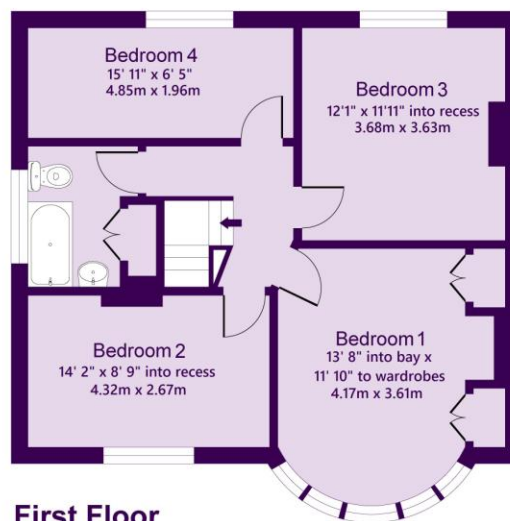
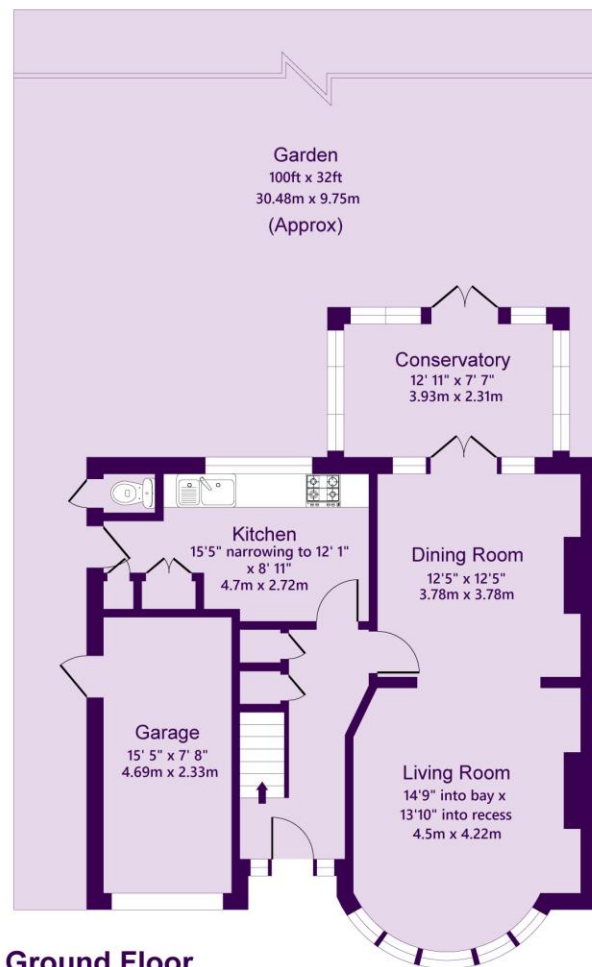
Tenure: Freehold

Council tax band: E - £2459 pa



Court Road, SE9

Total area: Approx. 1540.7 sq. feet (143.1 sq metres)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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