



£735,000

Grove Park Road, Mottingham, SE9 4NS

Chattertons

EST 1893

## 3 Bedroom Detached House

In a great location and backing onto a sports ground and literally a moments stroll from the well renowned Eltham College. This is a detached house offering great space including 2 large receptions and 3 bedrooms all a good size with bedroom 1 and 2 being very spacious. The house has brilliant potential for extension to the rear and into the loft which whilst subject to planning many houses have already done it so should be a formality. To the outside is a lovely garden to the rear with an impressive frontage including a private driveway with detached garage. Also very close by to Mottingham mainline station which offers fast and frequent access into London and The City. The house has gas central heating and double glazing and is offered chain free.



**Detached House**  
**Moments from Eltham college**  
**Spacious rooms**  
**High ceilings**

**Entrance Hall**

Spacious hallway, window to the side and front, under stairs storage cupboard, radiator, laminate flooring

**Lounge 16' 1" x 13' 11" (4.90m x 4.24m)**

Double glazed bay window, window seat. double radiator, laminate flooring

**Dining Room 15' 6" x 12' 9" (4.72m x 3.88m)**

Double glazed french doors to the outside, radiator, laminate flooring

**Kitchen 11' 10" x 9' 4" (3.60m x 2.84m)**

Double glazed window to the rear and side, double glazed door to the garden, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps. cooker point, plumbing for dishwasher, boiler, plumbing for washing machine, laminate flooring, radiator

**Stairs to the first floor**

Spacious landing, window to the side, access to the loft, carpet

**Lovely garden backing onto sports ground**  
**Chain free**  
**Close to Mottingham mainline station**  
**Great potential for extension (stpp)**

**Bedroom 1 16' 4" x 14' 0" (4.97m x 4.26m)**

Double glazed bay window, radiator, built in wardrobes, carpet

**Bedroom 2 15' 7" x 12' 10" (4.75m x 3.91m)**

Double glazed window, radiator, carpet

**Bedroom 3 8' 6" x 8' 1" (2.59m x 2.46m)**

Double glazed window to the front and side, radiator, carpet

**Bathroom**

Frosted double glazed window, panelled bath with mixer taps, pedestal wash hand basin with mixer taps, chrome heated towel rail, tiled walls

**Separate WC**

Frosted double glazed window, low level wc

**Rear Garden 118' 11" x 41' 7" (36.22m x 12.66m)**

Laid to lawn with patio area, backing onto a sports ground, side access

**Detached Garage 18' 4" x 8' 2" (5.58m x 2.49m)**

With generous private driveway





## Grove Park Road, London, SE9

Approximate Area = 1324 sq ft / 123 sq m

Garage = 150 sq ft / 13.9 sq m

Store = 10 sq ft / 0.9 sq m

Total = 1484 sq ft / 137.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1070671

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