

£735,000

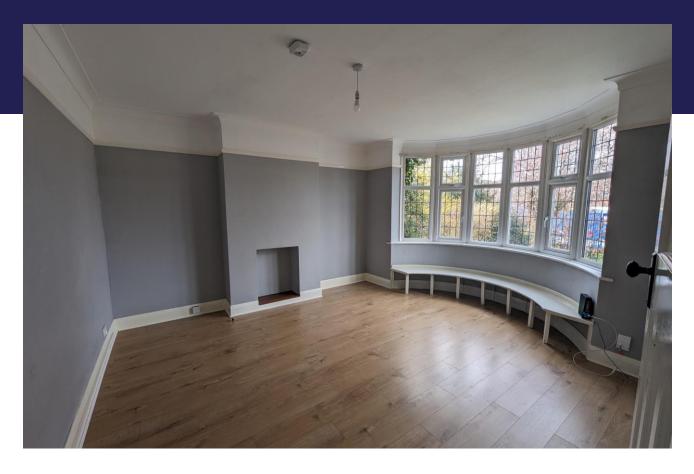
Grove Park Road, Mottingham, SE9 4NS

# Chattertons

# 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

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

#### <u>Bathroom</u>

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

## <u>Separate WC</u>

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





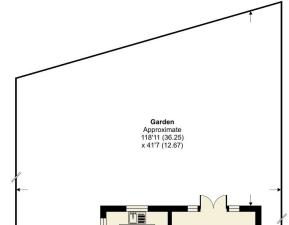












Kitchen 11'10 (3.61

# 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). @ntchecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1070671

Garage 18'4 (5.59) x 8'2 (2.49)

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

**GROUND FLOOR** 

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