



98 Chapel Farm Road, London, SE9 3NQ

Price Guide £580,000

- Three/Four Bedroom
- Off Street Parking
- Close To Station
- 18'5 Kitchen/Diner
- 15' Reception Room
- EPC Rating D

# 98 Chapel Farm Road, London SE9 3NQ

A well presented THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME. Situated equidistant between Mottingham Station and Mottingham Village with all it's local shops and amenities. Boasts on the ground floor a 15' reception room, 18'5 open plan kitchen/diner, 14'7 second reception room/bedroom and a ground floor cloakroom with shower. The first floor offers two double bedrooms, one single bedroom and a modern family bathroom. Outside you will find a well tended rear garden with patio area and off street parking to the front of the property. A home which should be seen!



3



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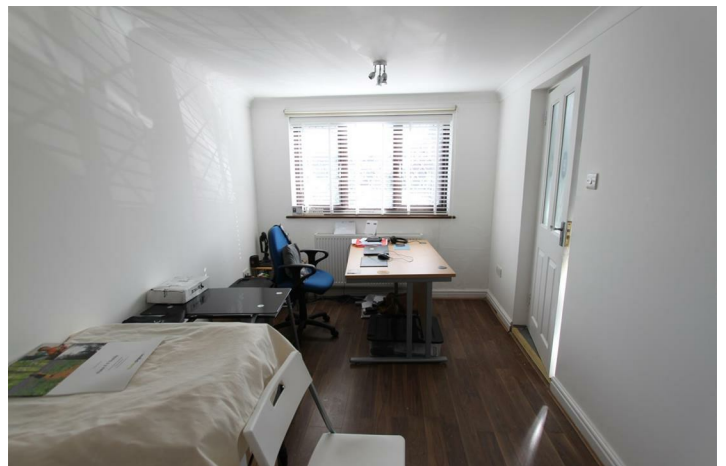


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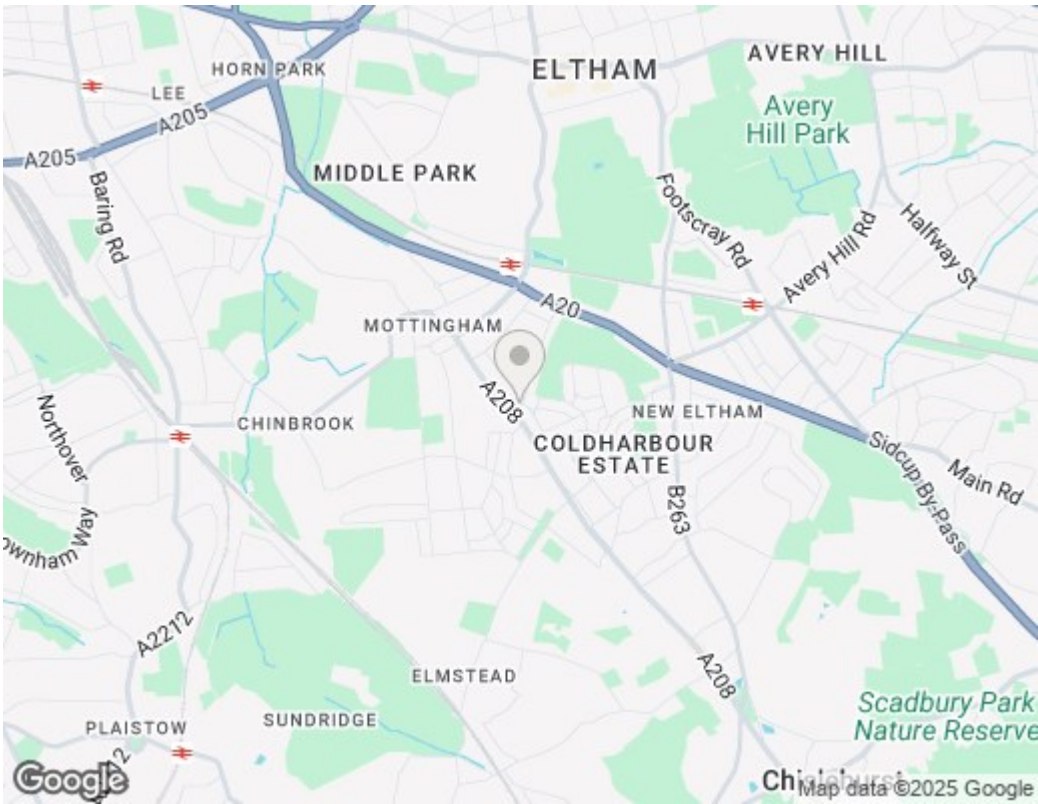


D

Council Tax Band: D







## Viewings

Viewings by arrangement only.  
Call 0208 859 1100 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC