



8 Beaconsfield Road, Mottingham, London, SE9 4DJ

£500,000

- Three Bedrooms
- First Floor Bathroom
- No Onward Chain
- 12'4 Reception
- Vacant Possession
- EPC Rating E

8 Beaconsfield Road, London SE9 4DJ

Three bedroom semi detached family home located within close proximity of Mottingham Village with all its local shops and amenities. Offered with vacant possession and no onward chain, the property currently boasts 12'4 reception room which opens up to the 12'4 dining room, 8'6 kitchen, two double bedrooms, a single bedroom and a family bathroom. Add to this the garage, off street parking and rear garden, makes this one home not to be missed. Although in need of updating this offers great potential for the new buyer.



Council Tax Band: D



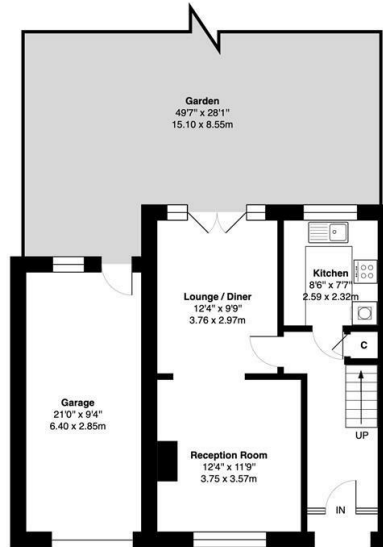


8 Beaconsfield Road, SE9

Approximate Gross Internal Area = 896 sq ft / 83.2 sq m

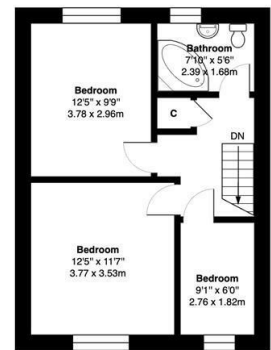
Garage Area = 196 sq ft / 18.2 sq m

Approximate Total Area = 1 092 sq ft / 101.4 sq m



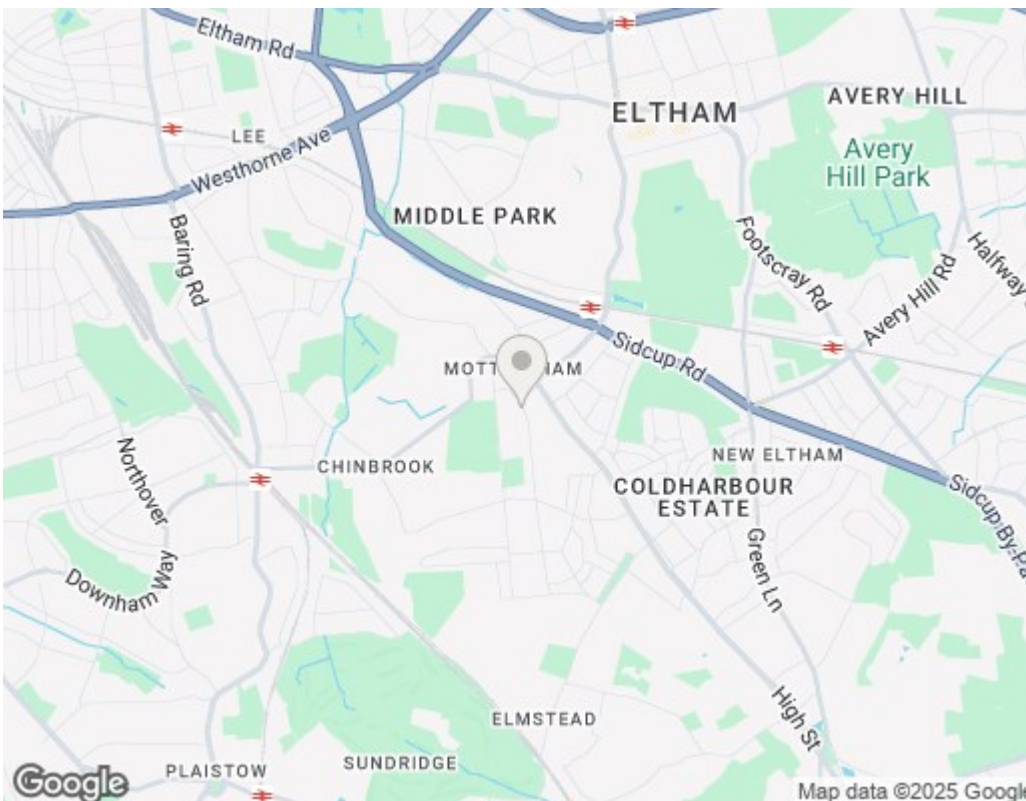
Ground Floor

IrwinScott



First Floor

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.
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Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	