

COCKBURN
ESTATE AND LETTINGS AGENTS

Leysdown Road

SE9 3NB



Situated in a prime spot in one of Nottingham's premier roads and offered CHAIN FREE, this extended and extremely comfortable family home must be seen to be fully appreciated.

Vastly improved over the years by the current owners, the property offers sizeable living accommodation to include a lounge which opens into a large extended open plan living kitchen area. The modern kitchen is of a high specification.

You also have a separate utility room, downstairs shower room and a converted garage which would make superb office or further bedroom. To the first floor you have three well proportioned bedrooms with fitted wardrobes and another family bathroom. Further benefits include double glazed windows and gas central heating throughout along with plenty of storage.

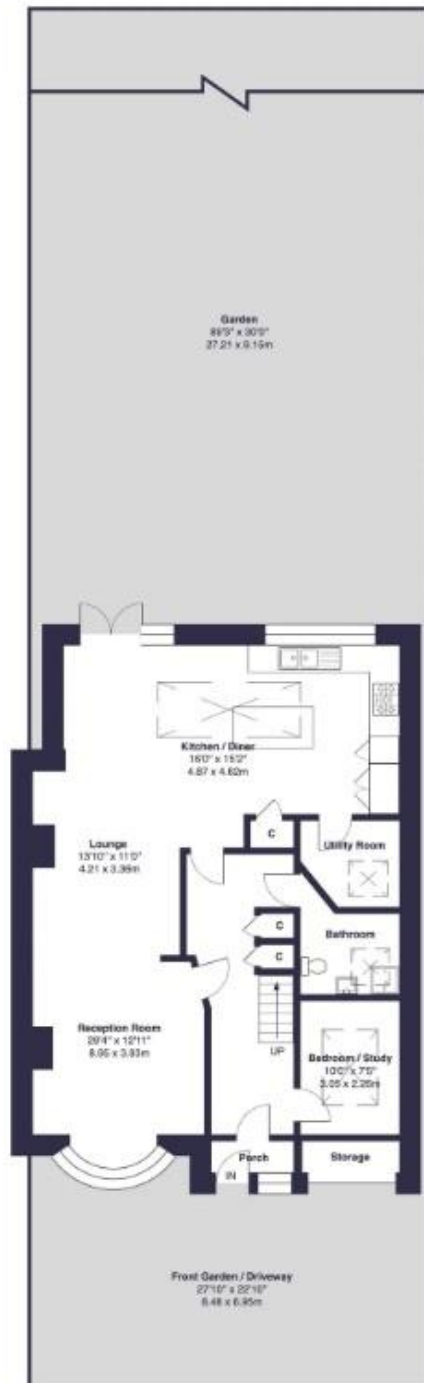
Externally to the front lays off road parking for multiple vehicles and to the rear, a large private garden complete with out building. If you're looking for a family home that will last you for years, viewing this lovely property is a must.



Key Features:

- ❑ Chain Free Sale
- ❑ Three/Four Bedrooms
- ❑ Semi Detached Family Home
- ❑ Extended Kitchen Dining Area
- ❑ Generous Garden With Converted Garage + Summer House
- ❑ Off Street Parking
- ❑ Catchment Area For Superb Local Schools
- ❑ Excellent Transport Links Nearby Including Mottingham Railway Station
- ❑ Highly Desirable Road
- ❑ Council Tax Band E - Royal Borough Of Greenwich





Ground Floor



Leysdown Road, SE9

Approximate Gross Internal Area = 1544 sq ft / 143.4 sq m

Outbuilding = 183 sq ft / 17 sq m

Storage Area = 45 sq ft / 4.2 sq m

Approximate Total Area = 1722 sq ft / 160.0 sq m



Outbuilding



First Floor



This floor plan was produced using PAS measurements standards 2nd edition.
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. No liability is accepted for any errors.
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EPC: D

COUNCIL TAX BAND: E

TENURE: Freehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



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