

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Beaconsfield Road

SE9 4DT

FOR SALE  
**COCKBURN**  
020 8859 8590



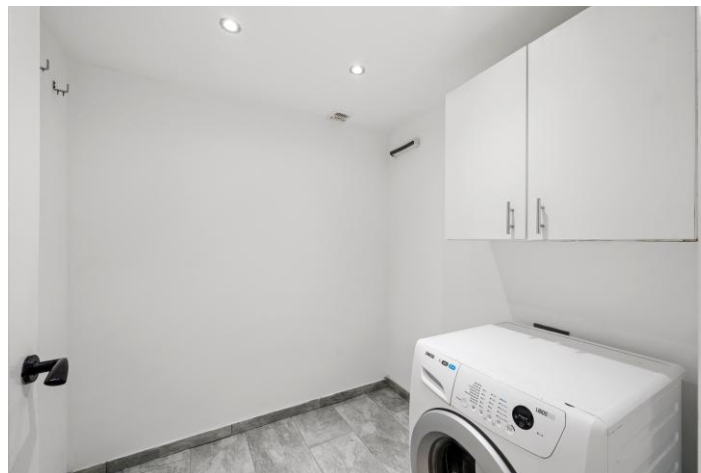
**\*\*\* CHAIN FREE \*\*\***

**Cockburn are pleased to offer to the market this charming four-bedroom semi-detached house that offers a blank canvas for its next owner to put their own personal touch on.**

*Boasting over 1180 sq ft, the property offers an abundance of space and would be ideal for growing families. Having been recently repainted and with solid wood flooring throughout, upon entering, you'll find entrance hall, large reception room, kitchen, utility room, and bedroom with its own en-suite shower room. A generously sized garden is found to the rear, with patio area and expansive lawned green over 118' ft and benefitting from brand new fences installed within the last month – the perfect space for outdoor activities and for those with green fingers!*

*Upstairs, you'll find a further three well-proportioned bedrooms that offer plenty of space for a growing family. Off street parking to the front completes the property, providing a dedicated parking space for your vehicles, as well as a private garage. The potential for extension is an attractive feature, with the possibility to extend to the rear, back and even into the loft (STPP), creating even more space. In terms of location, commuting is a breeze with excellent transport links in close proximity*

*Mottingham railway station is within easy reach for those needing to commute, as well as excellent local amenities including recently opened Lidl supermarket, local shops, GP surgery amongst many more. Families will appreciate the proximity to highly regarded schools, including the prestigious St Vincent Primary School, ensuring that your children have access to quality education without the stress of long commutes.*



## Key Features:

- ❑ Chain Free Sale
- ❑ Four Bedroom Family Home
- ❑ Off Street Parking + Garage
- ❑ Generous Rear Garden
- ❑ Complete Blank Canvas
- ❑ Ideal For Growing Families
- ❑ Potential For Extension STPP
- ❑ Local Amenities Including Shops Nearby
- ❑ Excellent Transport Links For Those Needing To Commute
- ❑ Council Tax Band E - London Borough Of Bromley



**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.

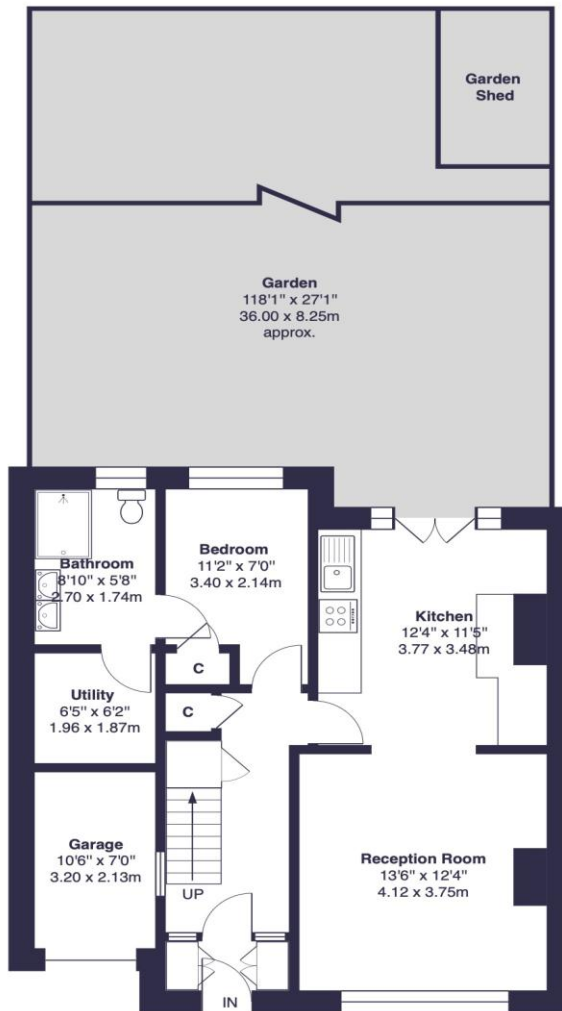


352 Footscray Road  
New Eltham  
London  
SE9 2EB

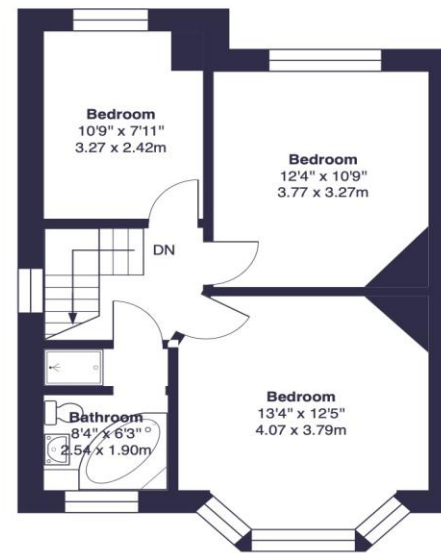


Beaconsfield Road, SE9

Approximate Gross Internal Area:  
1180 sq ft / 109.7 sq m



Ground Floor



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. No liability is accepted for any errors.  
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