

COCKBURN
ESTATE AND LETTINGS AGENTS

Mottingham Road

SE9 4SY

<u>* CHAIN FREE SALE ***</u>**

Presenting a spacious three-bedroom semi-detached family home on Mottingham Road, Mottingham, SE9, offered chain-free and boasting 1384 sq ft of versatile living space, perfect for growing families.

This inviting residence features a well-proportioned reception room, providing flexible areas for both relaxation and entertaining. The property has been thoughtfully extended to the rear, offering an additional space currently utilised as a gym, but easily adaptable to a variety of uses to suit your lifestyle. The fitted kitchen/breakfast room has been finished to a high standard, and is the perfect space for family dinners. With three comfortable bedrooms and a well-appointed family bathroom, this home offers convenience and comfort.

There is also the exciting possibility of extending into the loft, subject to planning permission, allowing for future expansion.
Externally, the property benefits from valuable off-street parking on its private driveway, ensuring ease and convenience. The charming garden to the rear offers a delightful outdoor oasis, perfect for unwinding and enjoying the fresh air.

Located on Mottingham Road, this home is ideally situated for excellent transport links, with Mottingham Railway Station and various bus routes within easy reach, facilitating straightforward commutes. Residents will enjoy the convenience of being within walking distance of both Mottingham Village and Chislehurst, providing a wonderful selection of shops, restaurants, and amenities. This prime location truly offers the best of suburban living with urban connectivity.

Don't miss the opportunity to acquire this fantastic chain-free family home – contact us today to arrange your viewing!







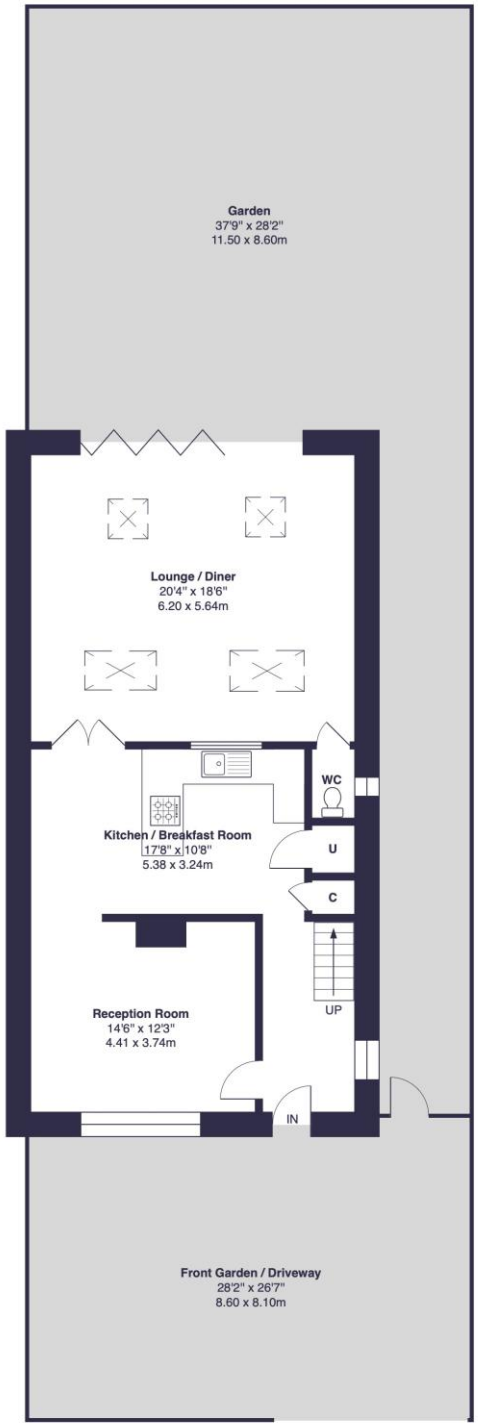

Key Features:

- ❑ Chain Free Sale
- ❑ Three Bedrooms
- ❑ Off Street Parking
- ❑ Charming Garden To Rear
- ❑ Extended To Rear - Currently Used As A Gym
- ❑ Possibility To Extend Into Loft STPP
- ❑ Easy Reach Of Mottingham Railway Station & Excellent Bus Links
- ❑ Walking Distance Of Both Mottingham Village & Chislehurst Shops, Restaurants & Amenities
- ❑ Perfect Home For Growing Families
- ❑ Council Tax Band D - Royal Borough Of Greenwich







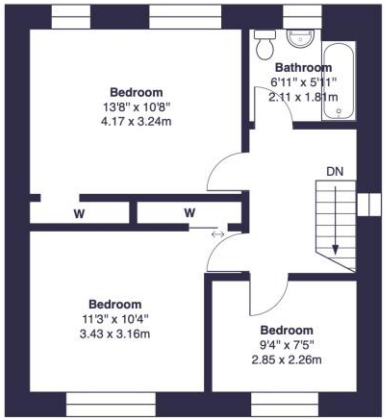
Ground Floor

N E S W

Mottingham Road, SE9

Approximate Gross Internal Area:
1384 sq ft / 128.6 sq m

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First Floor

This floor plan was produced using RICS 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: C

COUNCIL TAX BAND: D

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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