

COCKBURN
ESTATE AND LETTINGS AGENTS

Southold Rise

SE9 3BG

***** CHAIN FREE *****

Discover a superb chain-free opportunity with this well-presented three-bedroom semi-detached home on Southold Rise, SE9, offering 1126 sq ft of adaptable living space and significant potential.

This inviting property features two versatile reception rooms, complemented by an extended conservatory, providing abundant space for both relaxation and entertaining. The functional kitchen offers a practical space for daily living, while the three comfortable bedrooms and family bathroom ensure comfort for all residents. With its current layout, the home is ready for immediate enjoyment, yet also offers exciting prospects for future expansion into the loft and to the side, subject to planning permission.

Externally, the property benefits from convenient off-street parking with a private driveway. The rear garden provides a lovely outdoor retreat, featuring both a patio area perfect for alfresco dining and a lawned section, ideal for recreation. Situated on Southold Rise, this home boasts excellent transport links, making commutes effortless. Residents will appreciate being close to reputable schools and nurseries, making it an attractive location for many. The area also provides easy access to local amenities and green spaces.

This chain-free sale presents an ideal opportunity for first-time buyers or growing families to acquire a home with immense potential in a desirable Mottingham location – arrange your viewing today to fully appreciate all it has to offer!







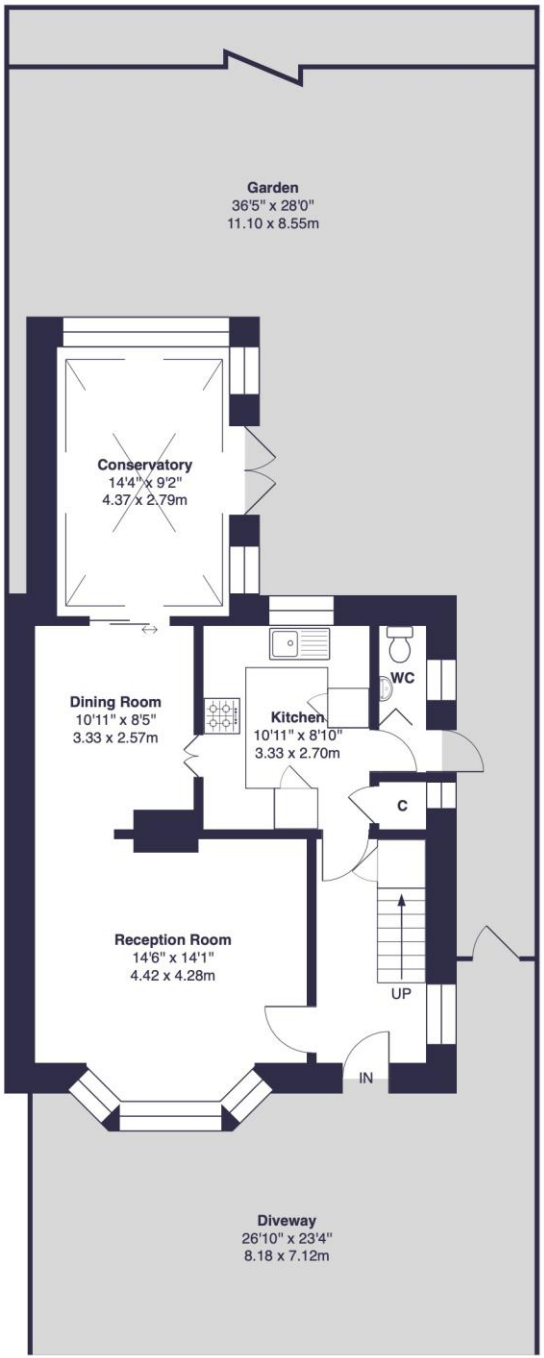

Key Features:

- ❑ Chain Free Sale
- ❑ Three Bedroom Semi-Detached Home
- ❑ Two Reception Rooms + Extended Conservatory
- ❑ Garden To Rear With Patio & Lawned Area
- ❑ Off Street Parking
- ❑ Potential To Extend Into Loft + To The Side STPP
- ❑ Ideal For First Time Buyers Or Growing Families
- ❑ Excellent Transport Links Nearby
- ❑ Close To Reputable Schools & Nurseries
- ❑ Council Tax Band C - Royal Borough Of Greenwich







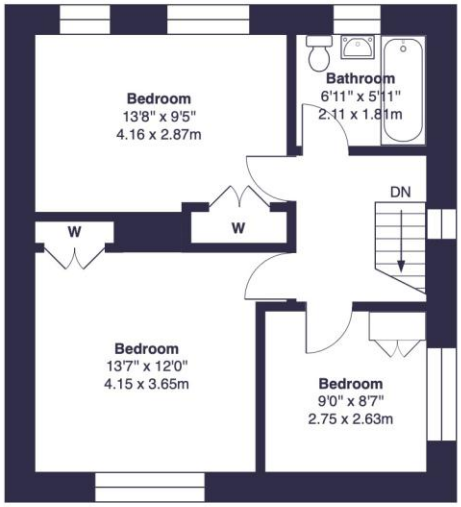



Ground Floor

Southold Rise, SE9

Approximate Gross Internal Area:
1126 sq ft / 104.6 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: E

COUNCIL TAX BAND: C

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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