



**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Mayeswood Road

SE12 9SA

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

**This chain-free, two-bedroom terraced home on Mayeswood Road, Grove Park, offers a superb opportunity for first-time buyers seeking to personalise their new home.**

*Boasting 915 sq ft of living space, this inviting home features a spacious reception room, ideal for relaxation and entertaining. The property provides comfortable accommodation with two well-proportioned double bedrooms and a family bathroom, enhancing convenience for daily living.*

*There is also potential to add off-street parking to the front, subject to the necessary permissions, as well as potential to extend to the rear (again, subject to planning permissions). Externally, the property benefits from a charming garden to the rear, offering a pleasant outdoor space for enjoyment.*

*Situated in a highly convenient location, the property is just 0.9 miles from Grove Park Station, providing excellent transport links. Additionally, you are within easy reach of excellent bus links connecting to local areas. The property is also within the catchment area for superb local schools and nurseries, making it an excellent choice.*

*Contact us today to arrange your viewing!*



## Key Features:

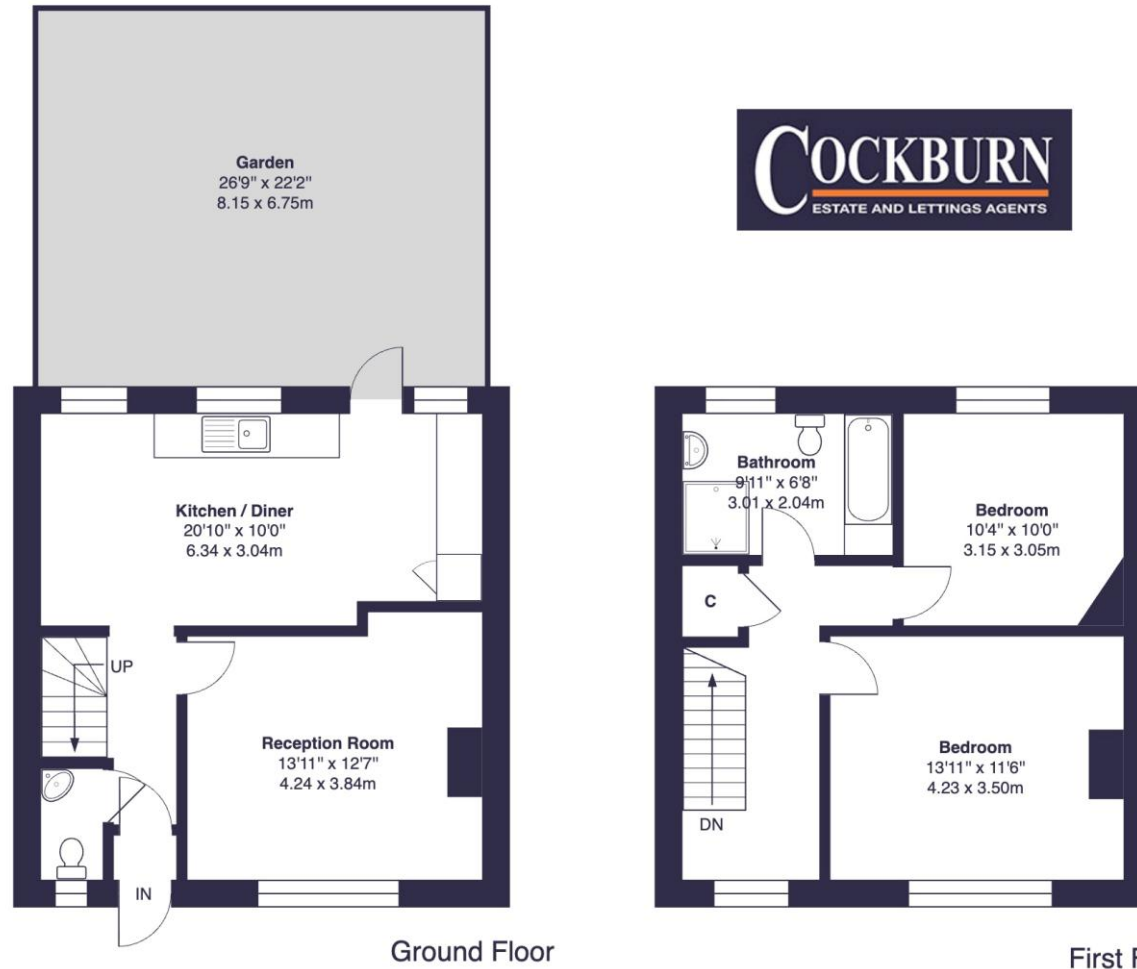
- ❑ Chain Free Sale
- ❑ Two Double Bedrooms
- ❑ Potential For Off Street Parking To The Front
- ❑ Potential To Extend To Rear STPP
- ❑ Charming Garden To Rear
- ❑ Perfect For First Time Buyers Looking To Put Their Own Mark On A Property
- ❑ 0.9 Mile To Grove Park Station
- ❑ Excellent Bus Links To Local Areas
- ❑ Catchment Area For Superb Local Schools & Nurseries
- ❑ Council Tax Band C - London Borough Of Lewisham





# Mayeswood Road, SE12

Approximate Gross Internal Area = 915 sq ft / 85.0 sq m



**EPC: E**

**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.



352 Footscray Road  
New Eltham  
London  
SE9 2EB

This floor plan was produced using RICS measurements standards 2nd edition.  
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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