



ESTATE AGENT



Chinbrook Road

London, SE12 9TQ

£625,000

Offered with no onward chain. This attractive 1920's three-bedroom semi-detached family home with an additional loft room offers generous living space, a large garden and a highly convenient location close to transport and green spaces.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious reception room featuring a bay window and attractive fireplace. To the rear of the property is an impressive open plan kitchen/diner measuring over 19ft, fitted with modern cabinetry and ample worktop space, with room for a large dining table. French doors open directly onto a raised decked terrace which overlooks the rear garden, perfect for outdoor dining and family use. A useful downstairs WC is also located off the hallway.

On the first floor there are three well-proportioned bedrooms and a contemporary family shower-room with under-floor heating. The main bedroom benefits from fitted wardrobes. A further staircase leads to the loft room which offers excellent additional space ideal for a home office, hobby room or occasional guest accommodation, with very useful eaves storage. Additional benefits include double-glazed doors and windows throughout and a recently installed combi-boiler providing gas central heating. Externally, the property benefits from a large private rear garden extending approximately 70ft, with a decked seating area and lawn beyond. To the front, there is a spacious gated driveway providing off-street parking for several vehicles.

The property is ideally located just a short distance from Grove Park Station (Zone 4), offering direct services into London Bridge, Cannon Street and Charing Cross in a little as 16 minutes. Chinbrook Meadows is a 2 minutes-walk away, while the highly regarded Eltham College is also within easy reach, making this an excellent choice for families. This charming chain-free home combines character, space and convenience, and viewing is highly recommended. EPC rating D.

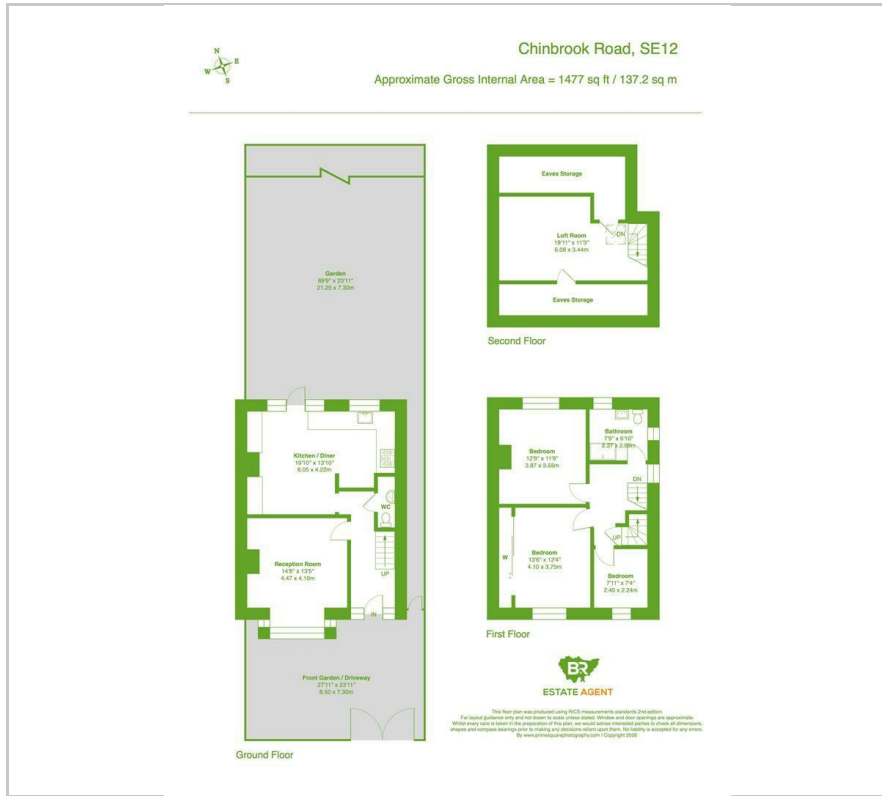
- Chain Free
- 1920's semi-detached family home
- Three well-proportioned bedrooms
- Spacious reception room with bay window and feature fireplace
- Open-plan kitchen/diner
- Modern family shower-room and additional ground floor WC
- Large front driveway
- Loft room with Velux window and useful eaves storage
- 0.1 miles to Grove Park Station
- Within easy reach of Chinbrook Meadows

Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



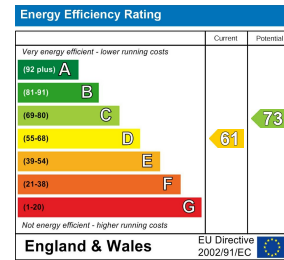
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

107 Burnt Ash Lane, Bromley, BR1 5AB

Tel: 020 3633 8620 Email: info@br-estateagent.co.uk www.br-estateagent.co.uk