



Clarence Road, Mottingham

London

Guide Price £550,000 - £575,000



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London

Set on a quiet residential road in the heart of Mottingham, this spacious three-bedroom semi-detached home offers over 1,100 sq ft of well-presented accommodation, making it an excellent choice for growing families.

The ground floor features a bright front reception room, a separate dining room, a fitted kitchen, and a generous sunroom overlooking the rear garden, providing flexible living space ideal for relaxing, entertaining, or working from home. Upstairs comprises two well-proportioned double bedrooms, a good-sized single bedroom, a family bathroom, and a separate WC.

The property also offers excellent potential to extend or reconfigure, subject to the necessary planning permissions.

Clarence Road is ideally located within easy reach of Mottingham Station, offering direct services into Central London. Residents benefit from a range of nearby shops, cafés, highly regarded schools, and open green spaces, while the A20 and South Circular provide convenient road connections across London and beyond.

EPC Rating D | Council Tax Band E.

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- Three Double Bedrooms
- Semi-Detached
- Dining/Reception Room
- Rear Conservatory
- Large Garden
- Fantastic Living Space
- Upstairs Family Bathroom
- Separate W.C
- Potential to Extend STPP
- Quiet Residential Road





Clarence Road, SE9 4SJ

Approx Gross Internal Area = 102.5 sq m / 1103 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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