

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Marvels Lane

SE12 9PP



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

**This spacious four-bedroom semi-detached home on Marvels Lane, Grove Park, offers an exceptional opportunity for growing families seeking versatile living spaces and excellent transport connections. With its substantial floor area and a desirable loft conversion, this property is designed for comfortable family life.**

*Step inside to discover two well-proportioned reception rooms on the ground floor, providing ample space for relaxation, entertaining, or a dedicated home office. The thoughtfully arranged layout seamlessly connects these areas, creating an inviting atmosphere. Upstairs, the property boasts four comfortable bedrooms, including the impressive loft conversion which offers a flexible and private space. A family bathroom serves the remaining bedrooms, ensuring convenience for all residents.*

*Externally, the property benefits from a private garden to the rear, perfect for outdoor activities and al fresco dining. Parking is readily available with plentiful on-street options, complemented by a private single garage, offering secure additional storage or parking. There is also significant potential to extend further to the rear, subject to the necessary planning permissions (STPP), allowing future owners to tailor the home to their evolving needs.*

*Located in Grove Park, residents will benefit from excellent transport links, making daily commutes straightforward. The property is also within walking distance to local shops, essential amenities, and various leisure facilities, ensuring everything you need is close at hand. This home truly combines spacious living with superb local conveniences, making it an ideal choice for a family.*

*Offered with a chain-free sale, this property is ready for its new owners. We strongly recommend a viewing to fully appreciate the potential and lifestyle on offer.*



## Key Features:

- ❑ Chain Free Sale
- ❑ Four Bedroom Semi-Detached Home
- ❑ Loft Conversion
- ❑ Potential To Extend To Rear Further STPP
- ❑ Private Garage
- ❑ Plentiful On Street Parking
- ❑ Excellent Transport Links
- ❑ Ideal For Growing Families
- ❑ Walking Distance To Local Shops, Amenities & Leisure Facilities
- ❑ Council Tax Band D - London Borough Of Lewisham



# Marvels Lane, London, SE12

Approximate Area = 1641 sq ft / 152 sq m (includes garage)  
Including Limited Use Area(s) = 215 sq ft / 20 sq m  
Total = 1856 sq ft / 172 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential), 6th Edition 2022. Prepared for Cooksons Estate Agents, 107, 798837

**EPC:** D

**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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