

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Prestbury Square

SE9 4NB



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

**This three-bedroom terraced home in Prestbury Square, Mottingham, presents an excellent opportunity for first-time buyers or buy-to-let investors looking to modernise a property and create a wonderful living space.**

*In need of modernisation, this home offers a fantastic canvas to create a residence tailored to personal tastes and requirements. The ground floor features a good-sized reception room and a contemporary kitchen, as well as a family bathroom and separate W/C, providing a comfortable area for daily living.*

*Upstairs, the property comprises three bedrooms, offering versatile accommodation for a growing family or for those needing additional space for guests or a home office. Externally, the property benefits from a charming garden to the rear, whilst in need of some tender loving care, really could be an outdoor haven and would be perfect for outdoor relaxation, gardening, or children's play. Ample on-street parking is available to the front.*

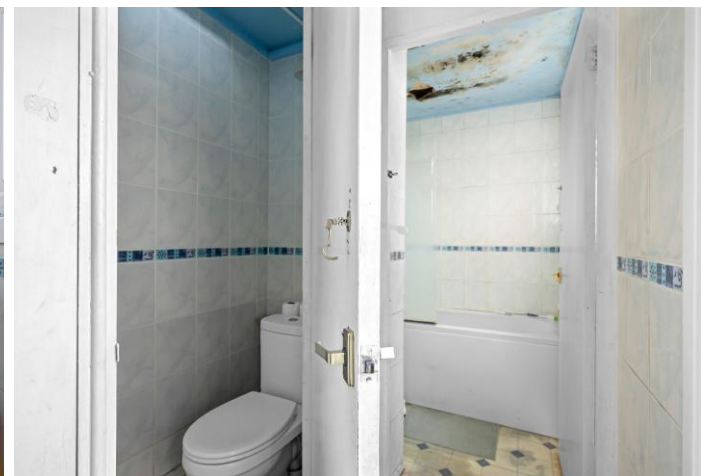
*Situated in a convenient location, the property is within easy reach of both Mottingham Village and Chislehurst High Street, offering a variety of shops, eateries, and amenities. Commuters will appreciate the proximity to Elmstead Woods and Mottingham Stations, providing excellent links into central London. The area also boasts access to various local facilities and is located within the London Borough of Bromley, with the council tax band C allocated.*

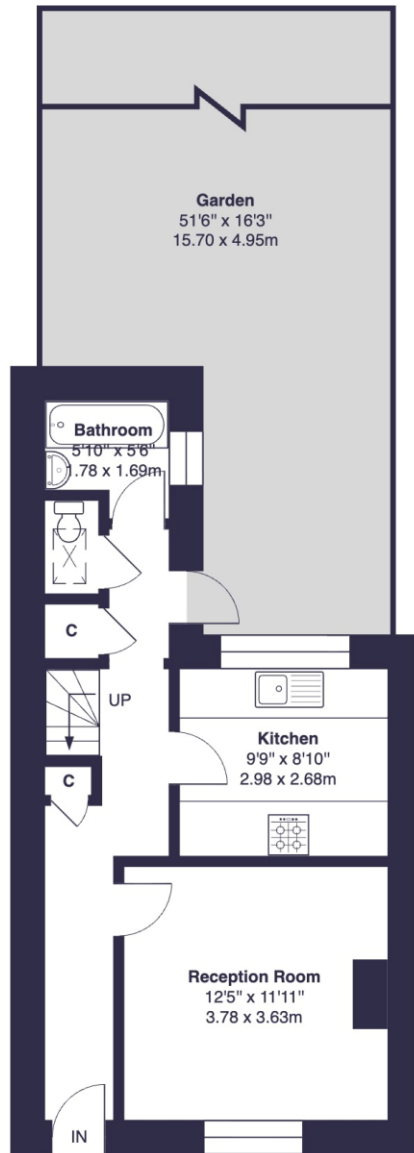
*This chain-free sale offers a smooth purchasing process for those ready to embark on a modernisation project.*



## Key Features:

- ❑ Chain Free Sale
- ❑ Three Bedroom Terraced Home
- ❑ In Need Of Modernisation
- ❑ Garden To Rear
- ❑ On Street Parking
- ❑ Ideal For Growing Families
- ❑ Perfect For First Time Buyers Or Buy To Let Investors
- ❑ Close to Elmstead Woods and Mottingham Stations, & Within Easy Reach Of Bromley South
- ❑ Within Easy Reach Of Both Mottingham Village & Chislehurst High Street
- ❑ Council Tax Band C - London Borough Of Bromley



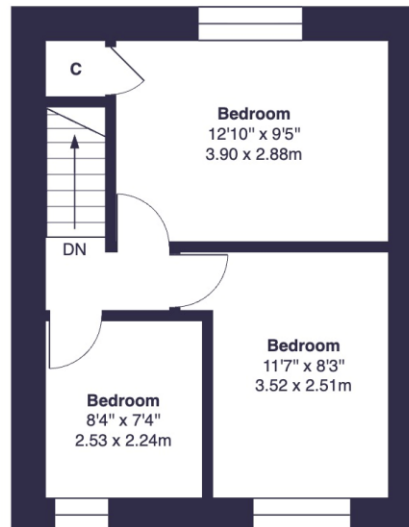


Ground Floor



## Prestbury Square, SE9

Approximate Gross Internal Area =  
763 sq ft / 70.9 sq m



First Floor

**EPC:** D

**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.



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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