

COCKBURN
ESTATE AND LETTINGS AGENTS

Court Road

SE9 4TY



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

Situated on the ever-popular Court Road in the heart of Mottingham, this three-bedroom semi-detached home presents an exciting opportunity for buyers seeking a rewarding project. Requiring modernisation throughout, the property offers immense scope to create a beautiful long-term family home tailored to your own taste and style.

Internally, the accommodation comprises two well-proportioned reception rooms, offering flexible living and entertaining space, alongside a separate kitchen. Upstairs, three bedrooms provide comfortable family accommodation, complemented by a family bathroom. One of the standout features is the property's exceptional potential to extend (subject to the necessary planning permissions and consents), allowing future owners to significantly enhance both living space and value. Externally, the home benefits from off-street parking, a private garage, and a substantial rear garden — ideal for families, keen gardeners, or those considering further development.

Perfectly positioned within walking distance of Mottingham Village, residents can enjoy a range of local shops, cafés, leisure facilities, and everyday amenities. Excellent transport links are close by, making this an ideal location for commuters travelling into central London and beyond.

A rare opportunity to secure a spacious family home with enormous potential in a sought-after SE9 location. Early viewing is highly recommended.



Key Features:

- ❑ Chain Free Sale
- ❑ Two Double Bedrooms & One Single Bedroom
- ❑ Two Reception Rooms
- ❑ Potential To Extend STGRPC
- ❑ Off Street Parking & Garage
- ❑ Large Garden To Rear
- ❑ Perfect For Growing Families
- ❑ Excellent Transport Links For Those Needing To Commute
- ❑ Walking Distance To Mottingham Village Shops, Amenities & Leisure Facilities
- ❑ Council Tax Band E - Royal Borough Of Greenwich



EPC: D

COUNCIL TAX BAND: E

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.

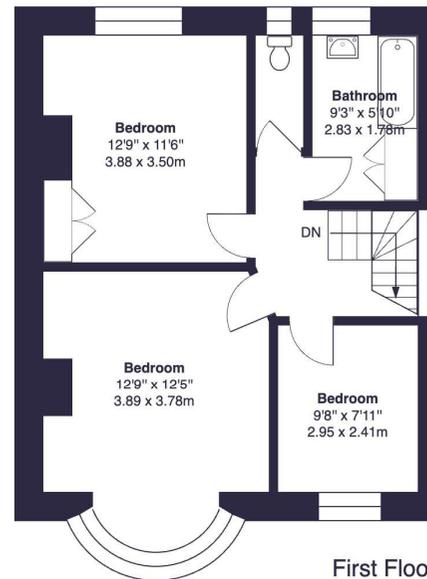
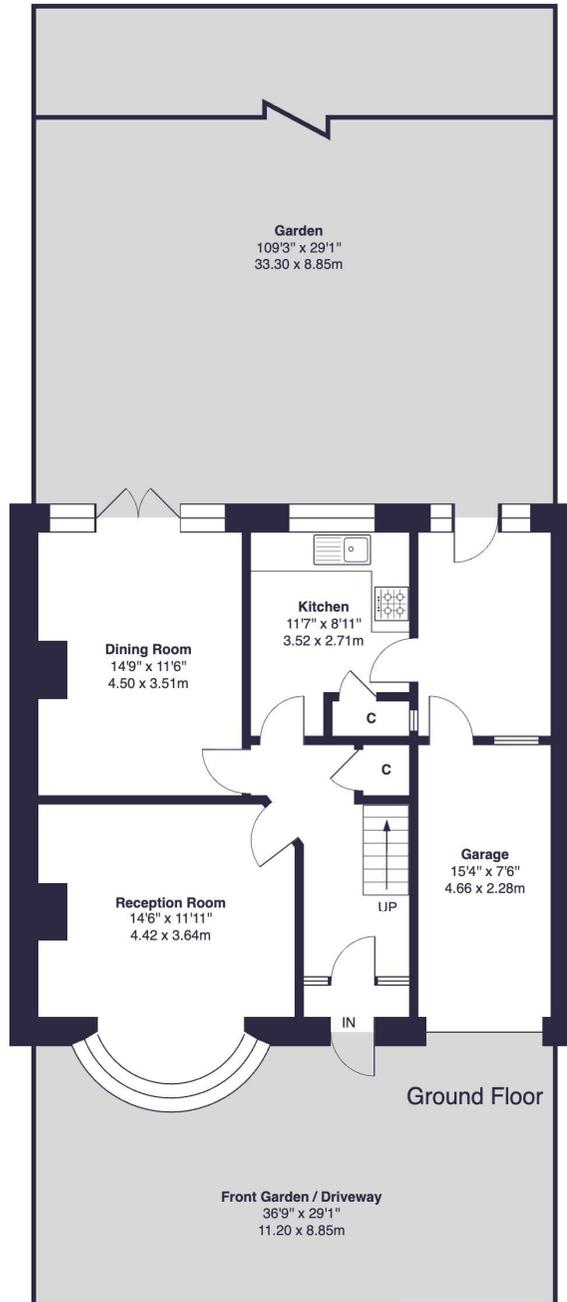


352 Footscray Road
New Eltham
London
SE9 2EB



Court Road, SE9

Approximate Gross Internal Area =
1374 sq ft / 127.6 sq m



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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