

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Devonshire Road

SE9 4QP



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

**This chain-free, three-bedroom terraced home on Devonshire Road, Mottingham, presents an excellent opportunity for first-time buyers seeking a well-located property with future potential.**

*Boasting 1028 sq ft of living space, this charming residence features a large open through reception and dining room, providing a versatile area for relaxation and entertaining. A modern fitted kitchen, utility area and modern bathroom complete the ground floor, along with three well-proportioned bedrooms found to the first floor.*

*Externally, the property benefits from a charming garden to the rear, offering a pleasant outdoor space for enjoyment. Further enhancing convenience, off-street parking is available on the front driveway..*

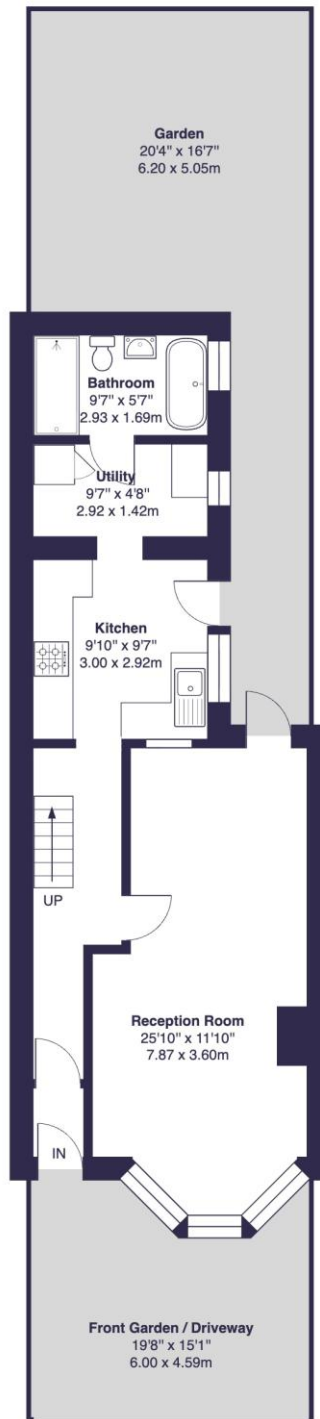
*Situated in a highly convenient location, the property is within easy reach of Mottingham Station, providing excellent transport links for commuters. Additionally, you are within walking distance of Mottingham Village shops and amenities, offering everyday conveniences. Excellent bus links serve the property, keeping you connected with local areas such as Bromley, Chislehurst and Eltham, whilst also being within the catchment area of some of the areas most highly-regarded schools and nurseries - making the property ideal for growing families!*



## Key Features:

- ❑ Chain Free Sale
- ❑ Three Well-Proportioned Bedrooms
- ❑ Large Open Through Reception/Dining Room
- ❑ Charming Garden To Rear
- ❑ Off Street Parking
- ❑ Within Easy Reach Of Mottingham Station
- ❑ Walking Distance Of Mottingham Village Shops & Amenities
- ❑ Ideal For First Time Buyers
- ❑ EPC Rating D – Potential C
- ❑ Council Tax Band D - London Borough Of Bromley



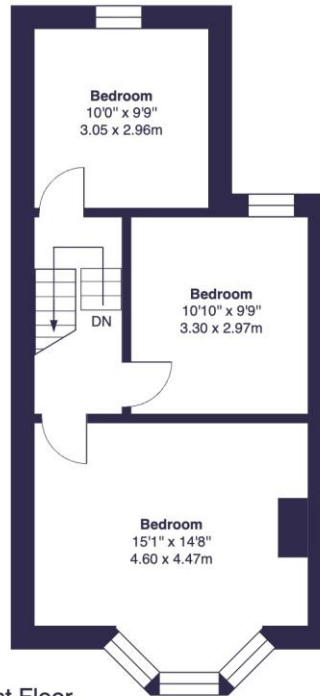


Ground Floor



## Devonshire Road, SE9

Approximate Gross Internal Area =  
1028 sq ft / 95.5 sq m



First Floor

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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**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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