

COCKBURN
ESTATE AND LETTINGS AGENTS

Clarence Road

SE9 4SJ

FOR SALE
COCKBURN
020 8859 8590



Offered to the market in fantastic decorative condition throughout, Cockburn present this wonderful four bedroom semi detached house on the ever popular Clarence Road, Mottingham.

Boasting over 1273 sq ft of space, this property offers an abundance of space throughout and would be ideal for growing families. Bright and airy throughout, the property comprises reception room, dining room, kitchen, three generously sized bedrooms and family bathroom to the first floor, with a further fourth bedroom with bathroom to the second floor loft conversion.

To the rear is a generous 85' garden basked in sunlight, the perfect space for outdoor activities and enjoying company on warm summer months, with off street parking to the front completing the property. The further potential for extension is an attractive feature, with potential for extension to the rear possible (subject to planning permission)

In terms of location, Clarence Road is ideally situated for a whole host of local amenities in nearby Mottingham Village, including shops, eateries and library. Mottingham mainline station is within easy reach, with regular trains into the city, perfect for those needing to commute.

Excellent bus links keep you connected with the local area, whilst also being within the catchment for some of the boroughs highly regarded schools and nurseries.



Key Features:

- ❑ Four Bed Family Home
- ❑ Two Reception Rooms
- ❑ Loft Conversion Master Bedroom
- ❑ Potential For Further Extension STPP
- ❑ Off Street Parking
- ❑ Generous Garden To Rear
- ❑ Easy Reach Of Mottingham Railway Station
- ❑ Walking Distance To Mottingham Village Shops, Amenities & Foxes Field Park
- ❑ Highly Regarded Schools & Prestigious Eltham College Nearby
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Greenwich, Chislehurst & Sidcup
- ❑ Council Tax Band E - London Borough Of Bromley



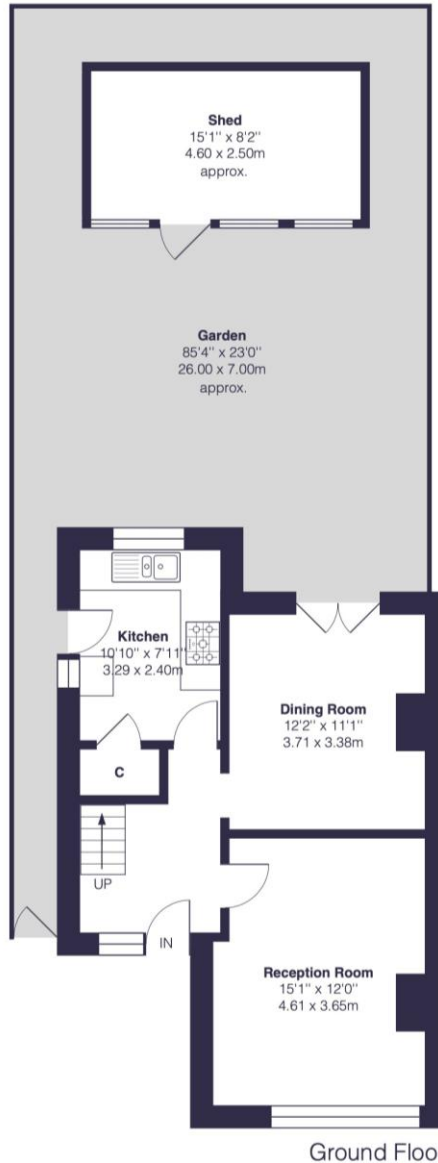
Clarence Road, SE9



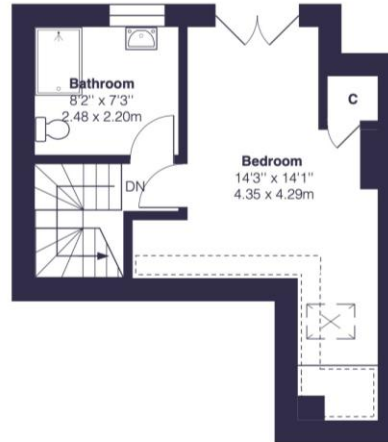
Approximate Gross Internal Area = 1273 sq ft / 118.3 sq m

Shed Area = 127 sq ft / 11.8 sq m

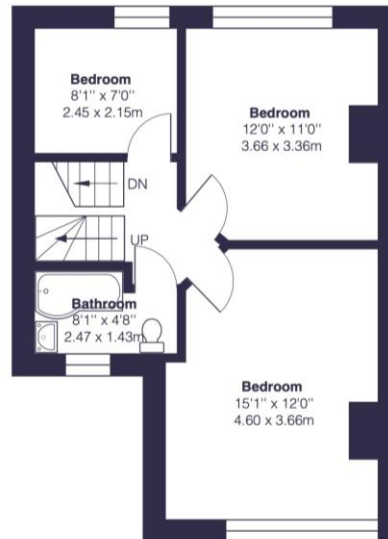
Approximate Total Area = 1402 sq ft / 130.2 sq m



Ground Floor



Second Floor



First Floor

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