

COCKBURN
ESTATE AND LETTINGS AGENTS

Leysdown Road

SE9 3NB



Discover the epitome of comfortable family living in this well-presented three-bedroom semi-detached home located at Leysdown Road. Located in the heart of Mottingham, this property offers a perfect blend of modern convenience and traditional charm.

This wonderful property offers ample space throughout and boasts a range of luxurious features designed to elevate your living experience, making it the ideal home for any growing family. Briefly comprising large reception, separate dining area, kitchen, downstairs w/c, office/study area and an extended conservatory to the ground floor, with three well proportioned bedrooms and family bathroom to the first floor.

To the rear of the property, you will find a generously sized sun-trap garden spanning over 90 ft long, perfect for enjoying al-fresco dinners and entertaining guests on a warm summers evening, which comes complete with its own outside summer house - the perfect space for an outdoor gym, at home work space or even a bar - the possibilities are endless!

The property has the added benefit of off street parking for numerous vehicles to the front, and is ideally located within walking distance to Mottingham Village shops & amenities. Those needing to commute can stay seamlessly connected to surrounding areas with excellent bus links into Bromley, Eltham & Chislehurst, whilst also being within 10-15 minute walking distance of Mottingham Railway Station, with trains into the city every 10 minutes.

For families with young children, this property is ideally located within close proximity to highly regarded nurseries and schools, providing excellent educational options for your little ones. Older children and young adults will benefit from the prestigious Eltham college which is also within walking distance of the property.

Dont miss the opportunity to make Leysdown Road your new family home. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer.



Key Features:

- ❑ Chain Free Sale
- ❑ Three Bedroom Semi-Detached Home
- ❑ Three Reception Rooms & Separate Study/Office
- ❑ Generous Garden With Summer House
- ❑ Off Street Parking For Multiple Vehicles
- ❑ Less Than 10 Minute Walking Distance Of Mottingham Railway Station
- ❑ Excellent Bus Links Keeping You Connected With Bromley, Chislehurst & Eltham
- ❑ Close Proximity To Highly Regarded Nurseries & Schools
- ❑ Ideal For Growing Families
- ❑ Council Tax Band E - Royal Borough Of Greenwich





Leysdown Road, SE9

Approximate Gross Internal Area = 1 418 sq / 131.7 sq m
(excluding garden house)

EPC: C

COUNCIL TAX BAND: E

TENURE: Freehold

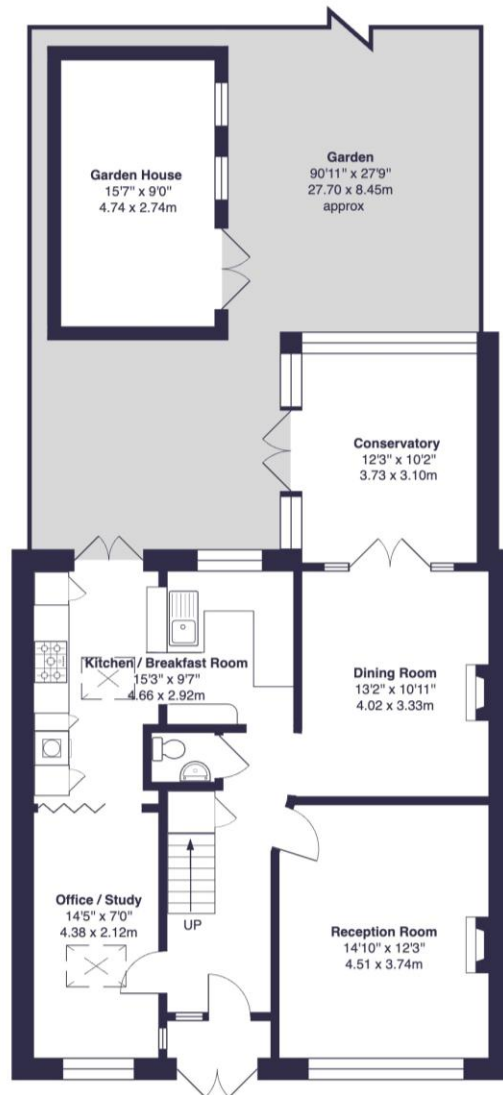
For more information on this property or to arrange a viewing please call the office on

0208 859 8590

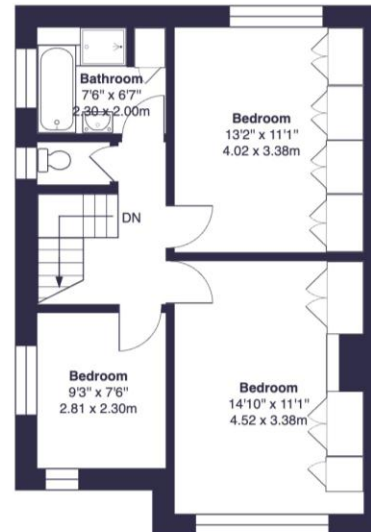
Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road
New Eltham
London
SE9 2EB



Ground Floor



First Floor

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.
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