

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Lavidge Road

SE9 3NE



**Spanning over 1733 sq foot of space, this impressive property boasts ample space throughout and would be the perfect home for growing families.**

***Situated in a highly sought-after residential location, Lavidge Road is a spacious, five-bedroom property that combines a wealth of character with contemporary comforts. Offering a generous footprint, it features two reception rooms, a kitchen/breakfast room, private garage, amongst a whole array of other wonderful features.***

***To the rear is a generously sized, well maintained garden - the perfect space for those with green fingers, or for entertaining guests in the warm summers months. Off street parking to the front gives owners peace of mind, with enough space for multiple vehicles alongside the private garage. The potential for extension (STPP) is a huge appeal, with the possibility to create even more space for growing families.***

***Ideally located for Mottingham village shops and amenities, the property is within easy reach of Mottingham railway station with its regular trains into the city and beyond - making the property ideal for those needing to commute. Excellent bus links serve the property, keeping you connected with Eltham, Bromley and Chislehurst, as well as being in the catchment area for highly regarded schools and nurseries.***



Key Features:

- ❑ Chain Free Sale
- ❑ Five Bedrooms
- ❑ Two Reception Rooms
- ❑ Ample Living Space Throughout
- ❑ Off Street Parking For Multiple Vehicles
- ❑ Private Garage
- ❑ Expansive Garden To Rear
- ❑ Potential For Extension STPP
- ❑ Within Easy Reach Of Mottingham Village Shops & Railway Station
- ❑ Council Tax Band E - Royal Borough Of Greenwich





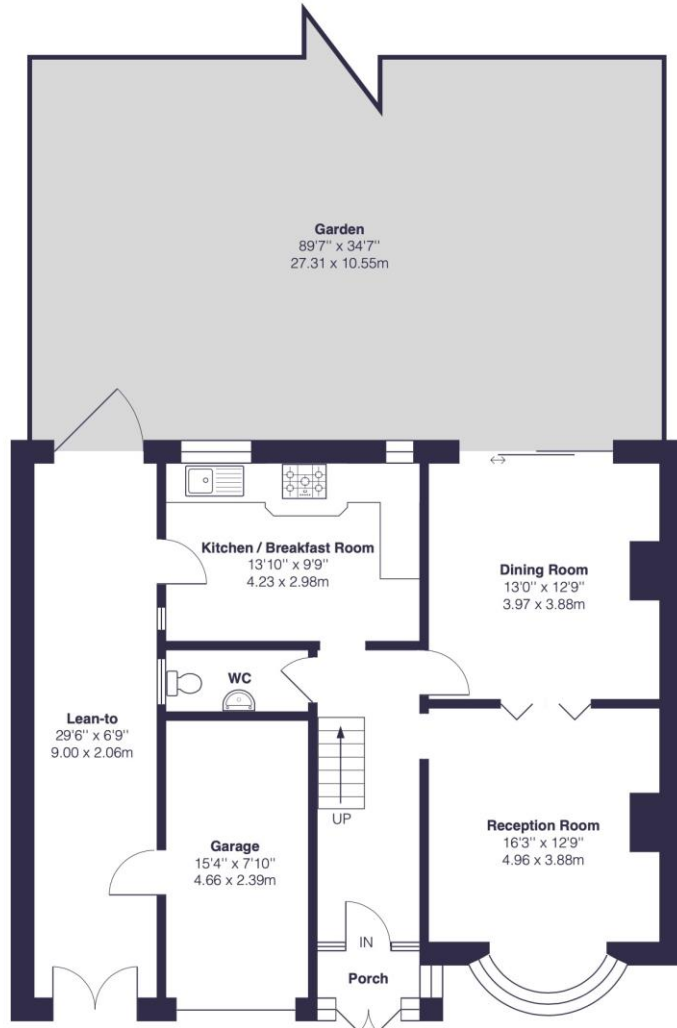
Lavidge Road, SE9

Approximate Gross Internal Area = 1733 sq ft / 161 sq m

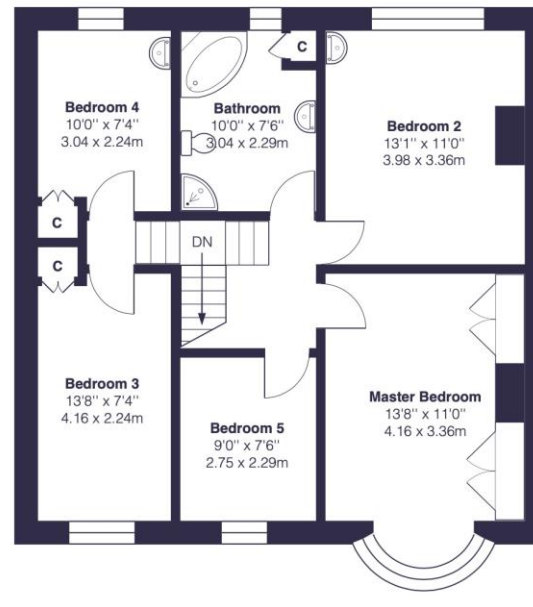
**EPC: E**

**COUNCIL TAX BAND: E**

**TENURE: Freehold**



Ground Floor



First Floor

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 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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