

COCKBURN
ESTATE AND LETTINGS AGENTS

Avondale Road

SE9 4SN



Introducing a Rare Opportunity in Nottingham - Discover the charm of this captivating Victorian residence, nestled on the ever popular Avondale Road.

Boasting ample space throughout and finished to a superb standard, this gorgeous family home comprises reception, dining room, kitchen/breakfast room, utility and shower room to the ground floor. The first floor comprises three bedrooms, two being large doubles, and a family bathroom, with a further fourth bedroom taking the entirety of the loft

A charming garden is found to the rear, complete with both patio and a well-kept grass lawn- the perfect space for children's outdoor activities, or for hosting bbq's in the warm summer months!

The benefits of Avondale Road extend beyond the property itself. Off-street parking for two cars ensures your daily convenience, giving you peace of mind there'll always be parking for your vehicles, with added benefit of an electric charging point. Nottingham Village, with its array of shops and amenities, is just a stone's throw away, offering a wealth of conveniences at your doorstep.

Families will appreciate the excellent local catchment area, which includes superb primary schools, while commuters will find easy access to Nottingham Railway Station allowing travel to London Bridge inside 20 minutes simplifying daily travel to London and beyond.

Avondale Road really does need to be seen to be truly appreciated - Contact us today to arrange a viewing of this charming home!



Key Features:

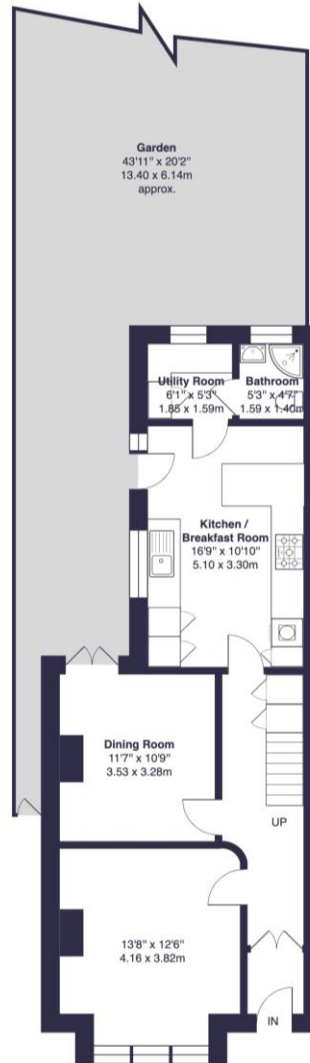
- ❑ Four Bed Victorian Home
- ❑ Finished To A High Standard Throughout
- ❑ Fourth Bedroom Taking Entirety Of Loft Conversion
- ❑ Off Street Parking For Two Vehicles, Including An Electric Charging Point
- ❑ Walking Distance To Mottingham Village Shops, Eateries & Library
- ❑ Easy Reach Of Mottingham Railway Station
- ❑ Excellent Bus Links Keeping You Connected With Eltham, Bromley & Chislehurst
- ❑ Perfect For Growing Families
- ❑ Council Tax Band E - Royal Borough Of Greenwich



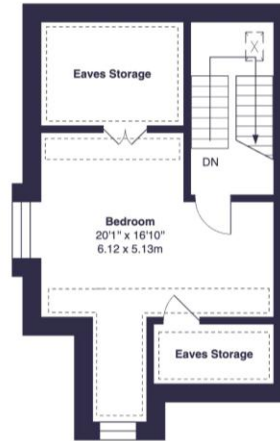


Avondale Road, SE9

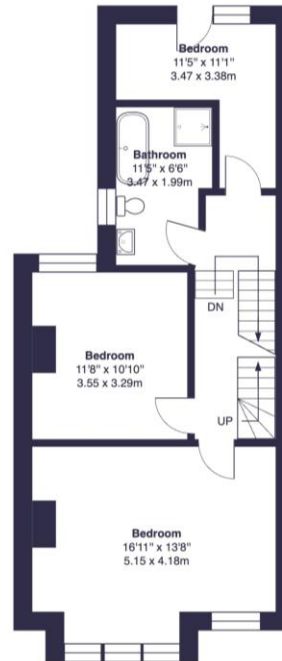
Approximate Gross Internal Area = 1554 sq ft / 144.4 sq m
(excluding eaves storages)



Ground Floor



Second 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. No liability is accepted for any errors.
By Prime Square Photography / Copyright 2025

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.



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