



**COCKBURN**  
ESTATE AND LETTINGS AGENTS

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## Elmhurst Road, Mottingham, SE9

£675,000

4 2 2

- Chain Free Sale
- Two Reception Rooms
- Summer House
- Directly Next To Mottingham Sports Ground & Green Spaces
- Excellent Transport Links Closeby
- Four Bedrooms
- Generous Garden To Rear
- Off Street Parking
- Within Easy Reach Of Mottingham Village Shops & Amenities
- Council Tax Band E - London Borough Of Bromley



### \*\*\* CHAIN FREE \*\*\*

*Situated in the heart of London SE9, this property offers an abundance of space throughout, and is made up of two reception rooms, kitchen, study room, utility, a bedroom and shower room to the ground floor. Leading upstairs, you will find a further three well-proportioned bedrooms and a family bathroom.*

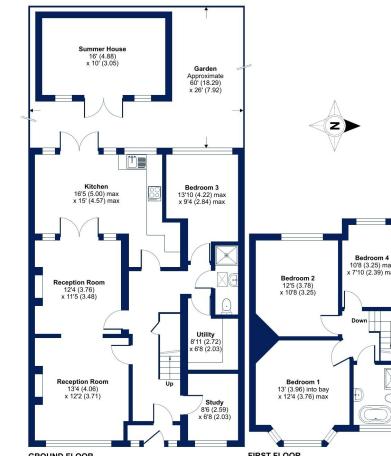
*Heading out to the rear of the property, you will find a well-maintained garden complete with both elevated decking area and lawned grass, with the added bonus of a built in summer house at the bottom of the garden, perfect for entertaining guests, a games room or even a working from home office space!*





Elmhurst Road, London, SE9

Approximate = 1470 sq ft / 136.5 sq m  
Outbuilding = 160 sq ft / 14.8 sq m  
Total = 1630 sq ft / 151.3 sq m  
For identification only - Not to scale



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Cockburn EA**

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