



Mottingham SE9
£800,000

jdm
ESTATE AGENTS

Description:

Approached via electric gates sits this beautiful 3/4 bedroom detached house in its own private plot. The house was built approximately five years ago and still has around five years left on NHBC insurance. Offered in extremely good order with CAT5 cabling throughout, underfloor heating and a video entryphone system.

The property includes a sitting room with windows to the front and French doors to the rear, a kitchen/dining room with French doors to the rear, a lounge which has double doors to a conservatory which overlooks the garden, a study and downstairs cloakroom.

There are stairs to basement where there is a well fitted out room that could provide further accommodation, such as a gym or office. To the first floor there are three double bedrooms with the master having an ensuite bathroom and a further bathroom servicing the other bedrooms. The house sits in its own grounds and is very private.

Stations for your commute are Mottingham 0.5 miles Grove Park 0.9 miles and New Eltham 1.3 of a mile, One of the good schools in the area is the sought after Eltham College. Well placed to get to M20 and M25, A2 which takes you directly to Bluewater Shopping Centre.



Directions: From Memorial in Mottingham Village proceed along Grove Park Road turn left into Court Farm Road and the property can be found a little way along on the left hand side behind electric gates.

Tenure: Freehold

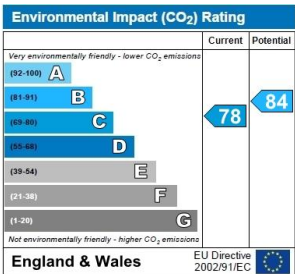
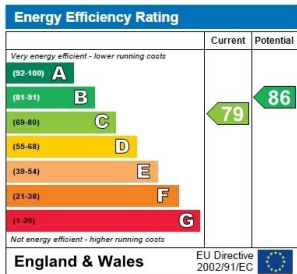
Council Tax Band: G £2,208.57

Local Authority: London Borough of Bromley



Room Dimensions:

Basement	10'6 x 10'3
Entrance Lobby	
Entrance Hall	
Cloakroom	
Sitting room	19'11 x 16'10
Lounge	23' x 12'2
Dining Area	11'9 x 9'6
Kitchen	13' x 10'8
Study	9'2 x 6'1
Conservatory	14'5 max x 9'10
First Floor Landing	
Master Bedroom	17'1 x 14'4
Ensuite Bathroom	
Bedroom 2	16'11 x 12'2
Bedroom 3	16'4 x 9'9
Bathroom	
Outside	
Driveway	83'4 x 24'1
Front Garden	64'4 x 42'5
Walled Court Yard	78'9 x 101'2



Please contact the branch for a complete copy of the EPC document



Court Farm Road

APPROX. GROSS INTERNAL FLOOR AREA 2268.27 SQFT / 210.73 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

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