



Mottisfont Road, , SE2 9LL
Guide price £340,000

The 
Property Cloud



Offered CHAIN FREE & ONLY 0.6 MILES TO ABBEY WOOD CROSSRAIL SITE is this THREE BEDROOM terraced house offering heaps of potential. Benefits include: 15ft Living Room. KITCHEN/DINING ROOM. Convenient for Shops & Local Schooling. Low Maintenance Garden. POTENTIAL TO EXTEND STPP. Bathroom with Separate WC. Viewings come HIGHLY RECOMMENDED to fully appreciate what this home has to offer.

Entrance Hall

Carpeted. Radiator. Front door. Large under stairs storage cupboard. Stair case to first floor. Doors to:

Living Room

15'9" x 10'4" (4.82 x 3.16)
Carpeted. Secondary glazed window to front. Radiator. Gas feature fireplace. Plain ceiling.

Kitchen/Dining Room

17'10" x 7'1" (5.45 x 2.18)
Vinyl flooring. Two windows to rear. Radiator. Matching range of wall and base units with work top over and tiled splash backs. Spaces for washing machine & fridge freezer. Integrated electric oven. Gas hob. Plain ceiling.

Landing

Carpeted. Airing cupboard. Doors to:

Master Bedroom

13'11" to wardrobe x 9'6" (4.26 to wardrobe x 2.92)
Carpeted. Secondary glazed window to front. Radiator. Built in wardrobes. Access to loft. Plain ceiling.

Bedroom Two

8'8" x 8'2" (2.66 x 2.49)
Carpeted. Secondary glazed window to front. Radiator. Plain ceiling.

Bedroom Three

10'1" x 7'2" (3.09 x 2.20)
Carpeted. Secondary glazed window to rear. Radiator. Plain ceiling.

Bathroom

7'3" x 4'8" (2.21 x 1.43)
Vinyl flooring. Frosted window to rear. Radiator. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Part tiled walls. Plain ceiling.

Separate W.C

4'1" x 2'5" (1.26 x 0.75)
Vinyl flooring. Frosted window to rear. Low level WC. Plain ceiling.

Garden

Patio area. Lawn area. Free standing timber shed. Various plants and shrubs.

Additional Information

TENURE

Freehold.

COMMUTING

Abbey Wood Station - 0.6 Miles -

For further information on Crossrail please visit -

<http://www.crossrail.co.uk/route/stations/abbey-wood-station/>

SCHOOLING

Boxgrove Primary & Nursery School - 0.3 Miles.

St Thomas a Becket Catholic School - 0.6 Miles.

St Pauls Academy - 0.7 Miles.

Parkway primary School - 0.8 Miles.

Landlord Information

In our opinion the property could achieve somewhere in the region of £1250pcm - £1275pcm in current condition. With a rent of £1350pcm achievable with a few minor changes being made to the property.

Disclaimer

Please Note: All measurements are approximate and are taken

at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



Mottisfont Road, Abbey Wood, London, SE2 9LL.



Total Approx Floor Area: 79.4 m² ... 855 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Why energy efficient - lower running costs	Current	Potential	Why environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A		90	(81-85) A		89
(81-91) B			(61-81) B		
(61-81) C			(41-61) C		
(51-61) D		59	(21-41) D		52
(31-51) E			(11-21) E		
(21-31) F			(1-11) F		
(1-21) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			