



**Hartsmead Road, SE9 3LU**  
**Guide Price £750,000**

**COCKBURN**  
ESTATE AND LETTINGS AGENTS



# Hartsmead Road, SE9 3LU

\*\*\*GUIDE PRICE £750,000 - £775,000\*\*\*

Cockburn are please to present this larger than average 5 bedroom, EXTENDED semi detached family home. Offered to the market CHAIN FREE with ample space and potential to extend further STPP, this property has bags of potential for a growing family.

The property comprises of large entrance hall, through reception room, double bedroom, downstairs WC and a good sized kitchen. Upstairs the property has 3 double bedrooms, one family bathroom with separate WC and loft access.

To the rear is a large 100ft + Garden and a large attached garage to the side. Situated to the front of the property is a large drive for 3/4 cars. Being conveniently located for Mottingham mainline train station and all local amenities.





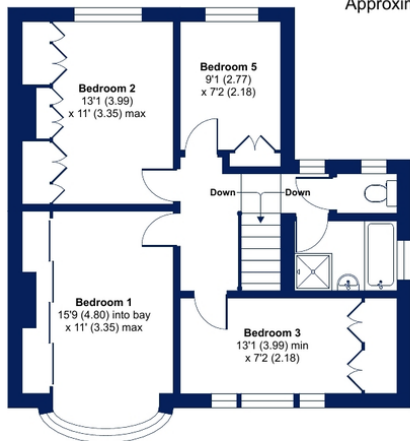
## KEY FEATURES:

- ◆ Chain Free Sale
- ◆ Four/Five Bedrooms
- ◆ Potential To Extend STGRPC
  - ◆ Popular Location
- ◆ Excellent Transport Links Nearby
- ◆ Off Street Parking & Garage
  - ◆ Large Garden To Rear
  - ◆ Close To Schools & Shops
  - ◆ Energy Rating D – Potential B
- ◆ Council Tax Band E – Greenwich London Borough Council

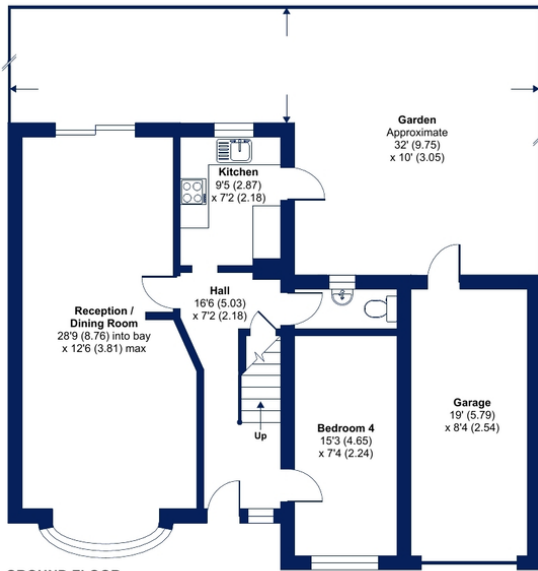


# Hartsmead Road, London, SE9

Approximate Area = 1298 sq ft / 120.6 sq m  
 Garage = 158 sq ft / 14.7 sq m  
 Total = 1456 sq ft / 135.3 sq m  
 For identification only - Not to scale



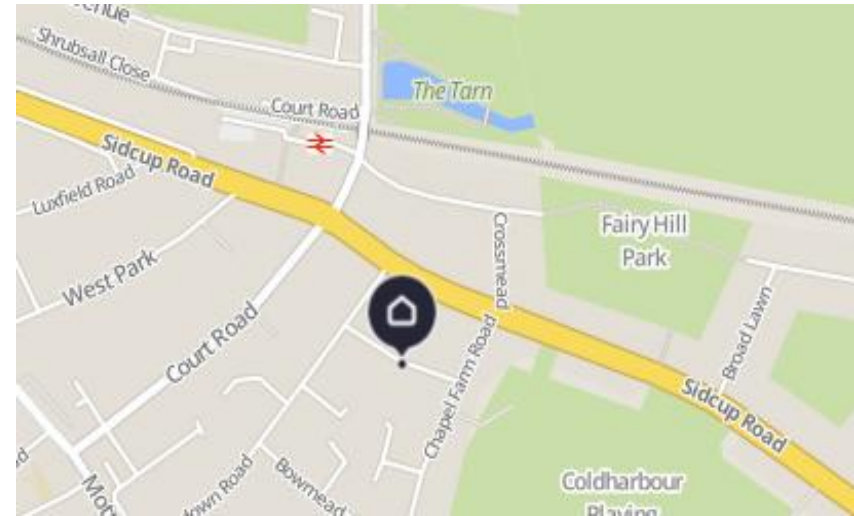
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cockburn Estates Agents. REF: 916654



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

**Cockburn EA**  
 38 Mottingham Road,  
 London, SE9 4QR

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.