



Amblecote Meadows, SE12 9TA

Guide Price £390,000 - £400,000

COCKBURN
ESTATE AND LETTINGS AGENTS



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****GUIDE PRICE £390,000 - £400,000**** Cockburn are pleased to present this two **DOUBLE** bedroom modern build house located within a sought-after development a stone throw from Grove Park Station. The property is well proportioned throughout and well decorated comprising a separate lounge, re-fitted kitchen/diner, modern bathroom suite, two **DOUBLE** bedrooms, off street parking to the front and a rarely seen large rear garden with electricity run for utilities in the shed. The property is ideally located offering both a Sainsburys & Tesco's local around the corner, Luxury Bannatynes Health Club is only a 900m jog away on Marvels Lane & importantly London Zone 4 Grove Park station (just 400m from the property) offers direct links into London Bridge, Charing Cross & Cannon St in as little as 14 minutes. Blackheath Village is less than a 2.7 mile drive/cycle north, while Bromley town centre is just 2.1 miles south

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

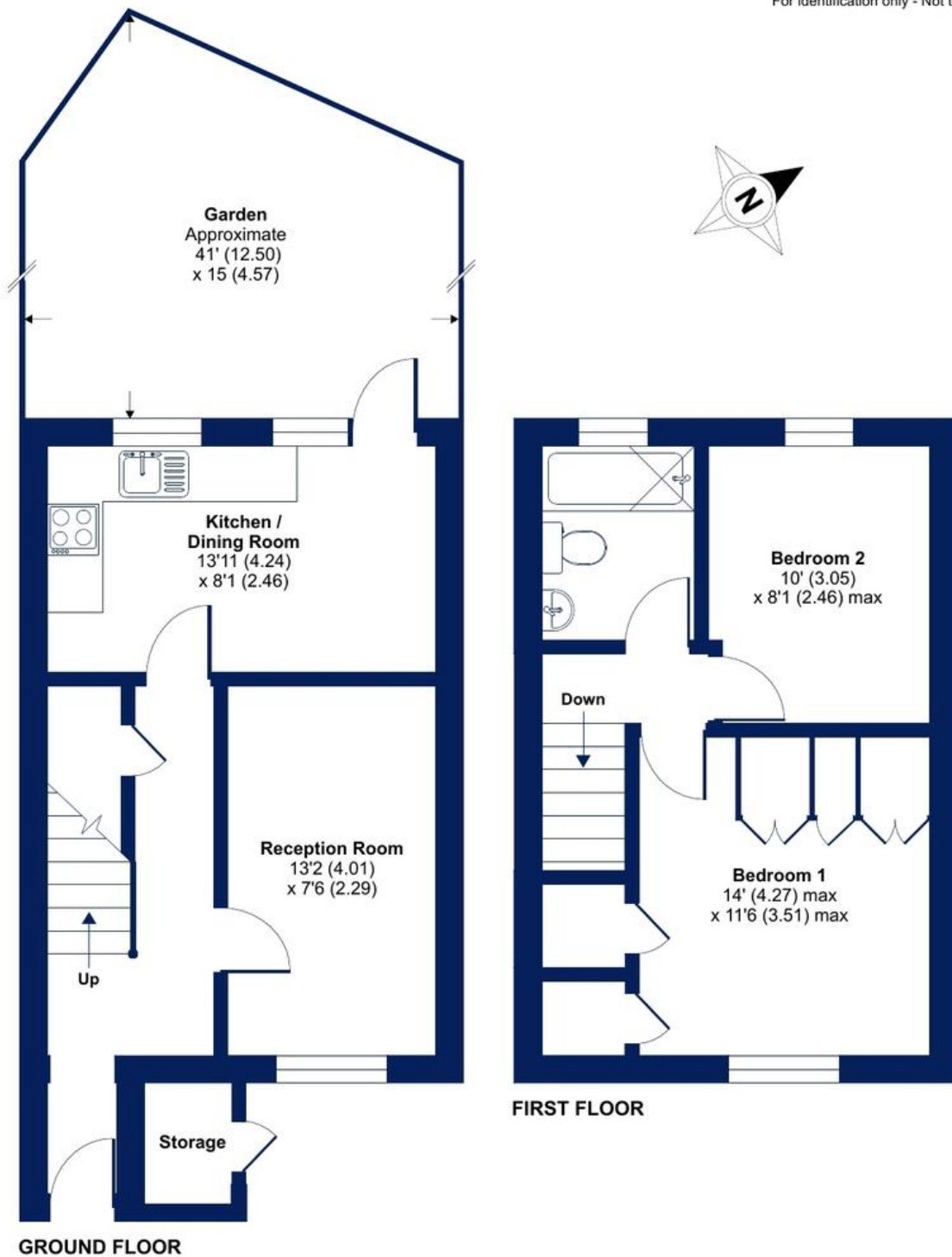
- ♦ *Two Double Bedrooms*
- ♦ *Off Street Parking*
- ♦ *Within A Stones Throw Of Grove Park Train Station*
 - ♦ *Well Maintained Private Garden To Rear*
 - ♦ *Excellent Transport Links Nearby*
- ♦ *Ideally Located For Local Schools & Nurseries*
 - ♦ *Bannatynes Health Club Within 900m*
- ♦ *Local Shops & Amenities Within Walking Distance*
 - ♦ *Perfect First Time Purchase Or Buy To Let Investment*
- ♦ *Council Tax Band D – Lewisham London Borough Council*



Amblecote Meadows, London, SE12

Approximate Area = 635 sq ft / 59 sq m (excludes storage)

For identification only - Not to scale



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: 930553

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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.