

Mottingham Lane, Mottingham, London, SE9

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Offers in excess of £950,000 *Freehold*

A charming and unusually spacious three double bedroom semi-detached period coach house, reputedly dating back to the 1860s, set within this delightful private mews on sought-after Mottingham Lane.

KEY FEATURES

- period Coach House
- delightful mews location
- original features
- gorgeous garden
- conservatory
- off street parking





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Full of character and original charm, this beautiful home offers well-balanced accommodation and retains a number of attractive period features, most notably the stunning coach house doors. The ground floor opens into a wide entrance hall and includes a good sized kitchen/breakfast room, a cloakroom, and an exceptional living room measuring over 20ft, converted from the original coach house and featuring exposed brickwork and a wonderful sense of space. To the rear, the living space flows into a lovely conservatory overlooking the garden, creating an ideal arrangement for both everyday living and entertaining.



Upstairs, there are three genuine double bedrooms, including one with an ensuite shower room, together with a well-appointed family bathroom. The layout is both practical and generous, making the house well suited to families as well as those looking for a home with character and flexibility.

One of the real highlights of the property is the gorgeous south facing side garden extending to approximately 60ft, with a lawn, mature flower beds, a pond, and a large shed with power and a sauna. It is a wonderfully private and established outside space with plenty of room to relax, entertain, or enjoy gardening.



Further benefits include off street parking for two cars and the added advantage of being sold chain free. This is a wonderful home of real charm and individuality, and your earliest viewing is highly recommended.

Mottingham Lane is a well-connected and highly convenient location, ideally placed for access to Mottingham, Blackheath, Greenwich and Chislehurst. Mottingham Station is within walking distance and provides regular services into London Bridge, Cannon Street, Waterloo East and Charing Cross, making it an excellent choice for commuters. The area is particularly popular with families thanks to the range of well-regarded schools nearby, including Eltham College, Eltham College Junior School and Colfe's, as well as highly rated local nurseries. There is a handy selection of local shops and eateries in Mottingham, while Blackheath, Greenwich and Chislehurst offer a wider array of restaurants, pubs, cinemas and independent boutiques. For those travelling by car, the A20 and A2 are both easily accessible, providing convenient routes into London, the M25 and Kent.

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: F
EPC rating: To be confirmed
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences







For more information, scan the QR code or visit the link below

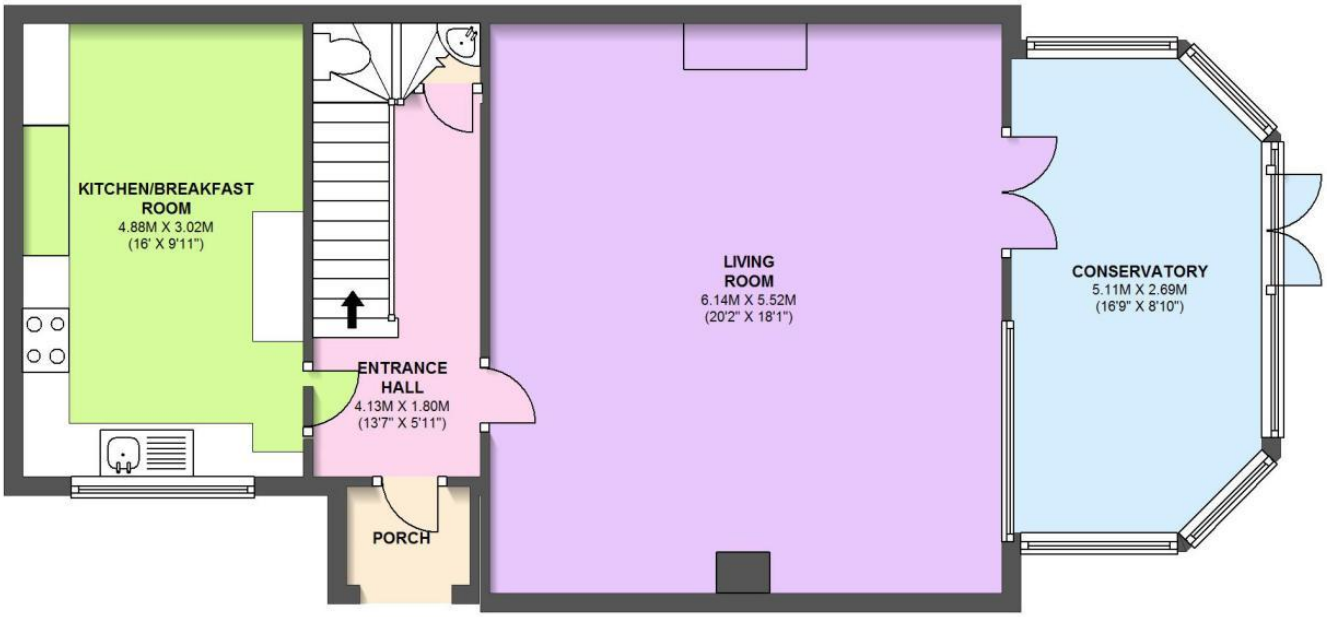
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

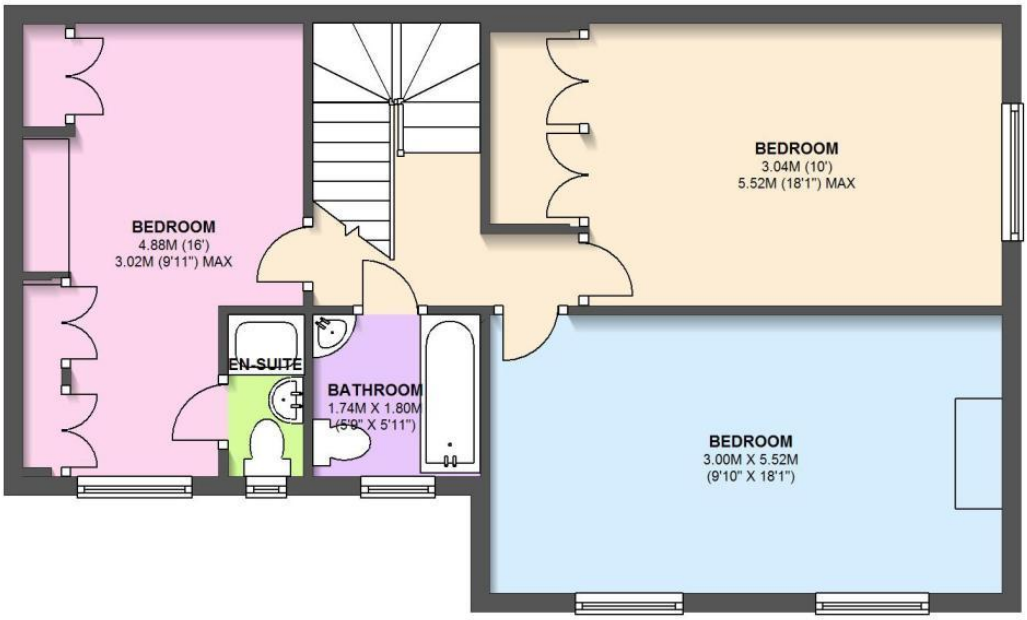
GROUND FLOOR

APPROX. 73.5 SQ. METRES (791.1 SQ. FEET)



FIRST FLOOR

APPROX. 58.3 SQ. METRES (628.0 SQ. FEET)



TOTAL AREA: APPROX. 131.8 SQ. METRES (1419.0 SQ. FEET)

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