



Framlingham Crescent | Mottingham, London, SE9 4AB



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Guide Price £400k to £425k

Freehold

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# Framlingham Crescent, Mottingham

Located within a popular residential road is this three bedroom terraced house benefitting from off street parking. Ideally located for local shops, bus routes and schools, an ideal first time buy.

## Property Features

- Three Bedrooms
- 15'11 Lounge
- Fitted Kitchen
- 40' Rear Garden
- Off street parking
- Ideal first time buy
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## Interior

**Entrance Porch** Opaque double glazed porch leading to Lounge.

**Lounge** 4.85m x 3.78m (15'11" x 12'5") Opaque glazed entrance door. Double glazed window to front. 'Living Flame' gas fire with ornate surround. Double radiator. Wood effect laminate flooring

**Inner Lobby** Stairs to first floor. Open to Kitchen. Double glazed door to garden.

**Kitchen** 3.00m x 2.62m (9'10" x 8'7") Double glazed window to rear. Range of wall and base units with work-surfaces over. Integrated electric oven and gas hob with splash-back and extractor. Space for washing machine and dishwasher. Wall-mounted gas boiler. Tiled-effect flooring.

**Ground Floor Bathroom** Opaque double glazed window to side. White bathroom suite comprising: panelled bath with shower attachment and pedestal wash basin. Radiator. Tiled walls. Tiled flooring.

**Separate WC** Skylight. Low-level W.C. Vinyl flooring.

**Landing** Access to loft with ladder. Carpet.

**Bedroom One** 3.91m x 2.90m (12'10" x 9'6") Double glazed window to rear. Cupboard. Fitted storage units with hanging rails. Carpet. Radiator.

**Bedroom Two** 3.45m x 2.54m (11'4" x 8'4") Double glazed window to front. Carpet. Radiator. Wood laminate flooring.

**Bedroom Three** 2.57m x 2.24m (8'5" x 7'4") Double glazed window to front. Radiator. Carpet.

## Exterior

**Garden** 12.2m (40') Paved garden with fenced borders. Shed. Outside tap.

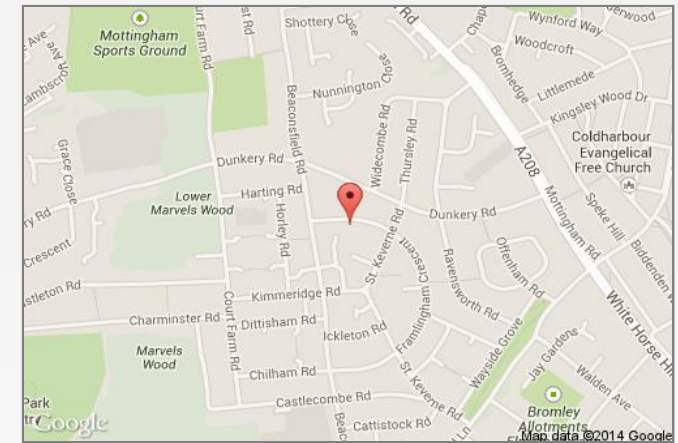
**Parking** Off street parking





## Property Location

Framlingham Crescent, Mottingham, London, SE9 4AB



## Additional Information

Mottingham is an ideal location to live in if you have a real appreciation of nature and green spaces. The area is surrounded by woodlands and parks that create a beautiful setting. The area has plenty of good transport links that connect you to other parts of London, you will also find plenty of amenities locally.

- Council Tax: C
- EPC Rating: D

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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