



Aldersgrove Avenue | Mottingham, SE9 4PH



Guide Price £300,000 - £325,000

Freehold

EPC = F

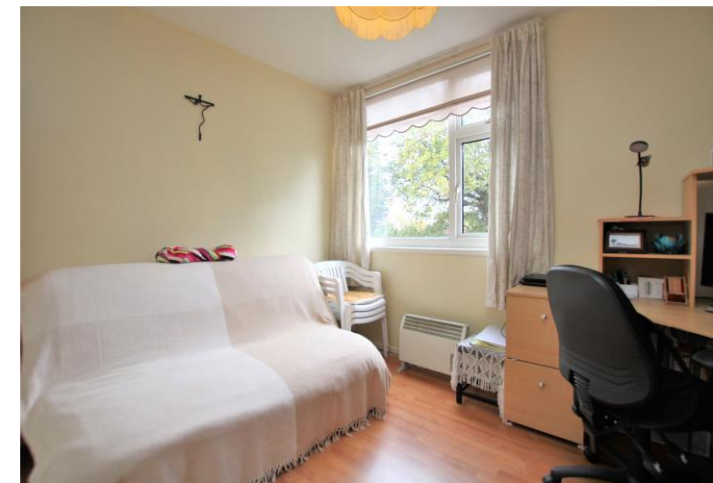
**ROBINSON-JACKSON**  
Our service will *move* you

## Aldersgrove Avenue, Mottingham

A well presented two bedroom family home conveniently located for local shops, bus routes, schools and access into Mottingham and Grove Park mainline stations.

### Property Features

- 13ft Living Room
- 13ft Kitchen/Diner
- Utility Room
- First Floor Bathroom
- Mature Rear Garden
- Convenient Location



## Interior

**Entrance Porch:** Storage and tiled flooring.

**Entrance Hall:** Under stairs recess, storage cupboard and carpet as fitted.

**Living Room:** 3.99m x 2.98m (13'1" x 9'9") Fitted with a feature fireplace, door to kitchen and carpet as fitted.

**Kitchen/Diner:** 3.99m x 3.11m (13'1" x 10'2") Fitted with a range of wall and base units with complimentary work surfaces. Spaces for appliances, part tiled walls and vinyl flooring. Door to living room.

**Utility Room:** 1.83m x 1.81m (6' x 5'11") Space for appliances, door to rear garden and carpet as fitted.

**Landing:** Storage cupboard and carpet as fitted.

**Bedroom 1:** 4.05m x 2.97m (13'3" x 9'9") Built in wardrobes and wood style laminate flooring.

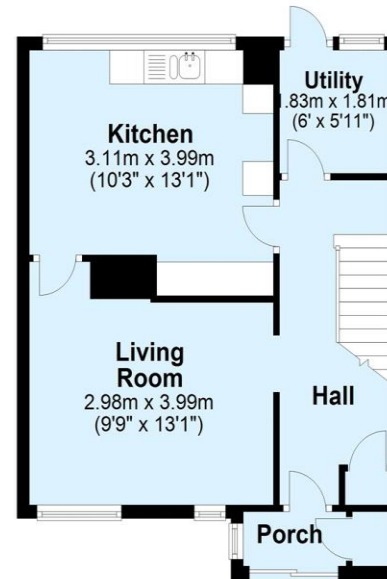
**Bedroom 2:** 3.35m x 2.77m (11' x 9'1") Built in wardrobes and wood style laminate flooring.

**Bathroom:** Fitted with a white two piece suite comprising a wash hand basin with storage under and panelled bath. Tiled walls and vinyl flooring.

**Separate WC:** Fitted with a low level WC. Part tiled walls and vinyl flooring.

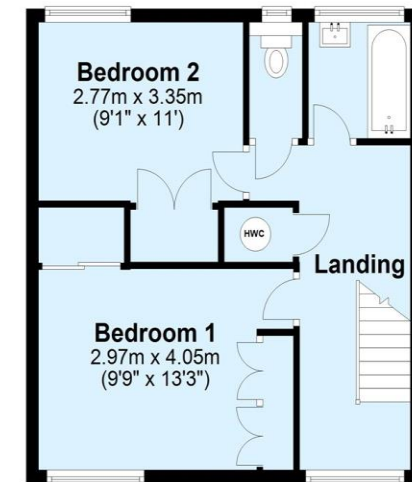
### Ground Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)

Plan produced using PlanUp.





## Property Location

Aldersgrove Avenue, Mottingham, SE9 4PH



## Exterior

**Rear Garden:** Mainly laid to lawn with flower and shrub borders. Paved patio and shed to remain.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8859 9600

Robinson Jackson  
2-4 Court Yard,  
Eltham,  
London SE9 5PZ

eltham@robinson-jackson.com

