



Highcombe Close | Mottingham, SE9 4QJ



Guide Price £500,000 - £525,000

Freehold

EPC = E

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## Highcombe Close, Nottingham

A well presented three bedroom semi detached home sitting on a large corner plot in this quiet cul-de-sac. Benefitting from off street parking, detached garage and a large rear garden.

### Property Features

- 17ft Living Room
- Separate Dining Room
- First Floor Bathroom
- Larger Than Average Rear Garden
- Off Street Parking & Garage
- Double Glazing & Central Heating
- Convenient Location



## Interior

**Entrance Porch:** Tiled flooring.

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

**Living Room:** 5.37m x 3.98m (17'7" x 13'1") Feature fireplace with surround, square arch to dining room and carpet as fitted.

**Dining Room:** 3.40m x 3.04m (11'2" x 10') Double glazed French doors leading to rear garden, square arch to living room, serving hatch and carpet as fitted.

**Kitchen:** 3.89m x 2.40m (12'9" x 7'10") Fitted with a range of wall and base units with complimentary work surfaces. Integrated dishwasher, spaces for appliances, large pantry, door to rear garden and serving hatch. Part tiled walls and tiled flooring.

**Landing:** Access to loft and carpet as fitted.

**Bedroom 1:** 5.29m x 3.29m (17'4" x 10'10") Built in storage cupboard and carpet as fitted.

**Bedroom 2:** 3.29m x 2.99m (10'10" x 9'10") Carpet as fitted.

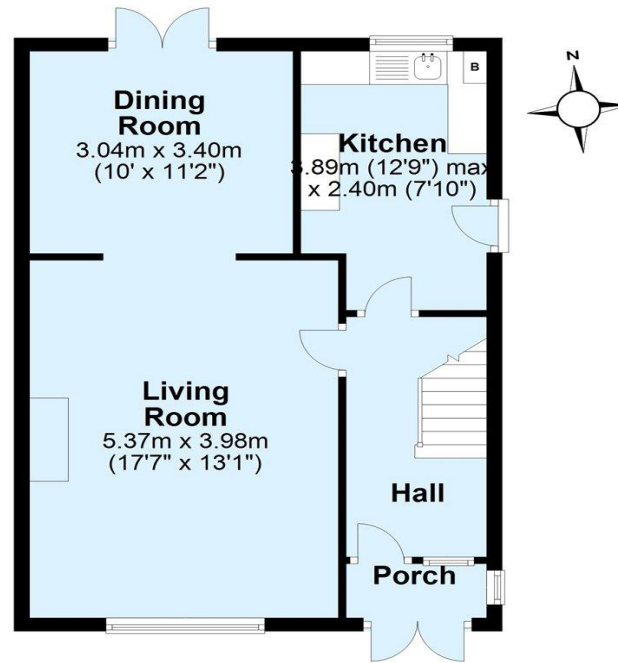
**Bedroom 3:** 3.27m x 2.51m (10'9" x 8'3") Built in storage cupboard and carpet as fitted.

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

**Separate WC:** Fitted with a low level WC and wash hand basin. Vinyl flooring.

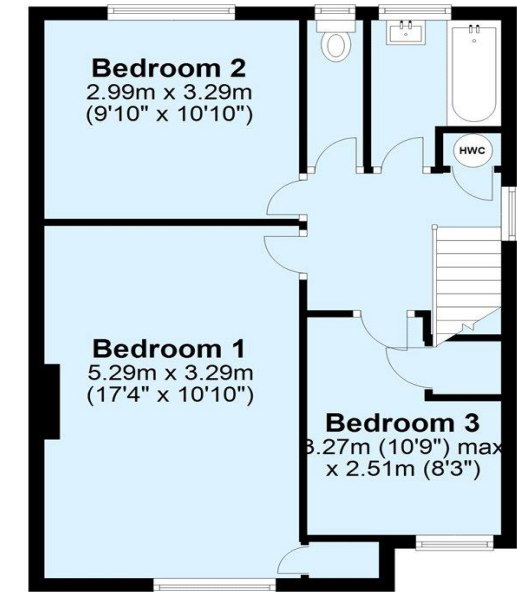
### Ground Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



### First Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 98.6 sq. metres (1061.0 sq. feet)





## Property Location

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## Exterior

**Rear Garden:** Sitting on a larger than average corner plot is this mature established rear garden mainly laid to lawn with flower and shrub borders. Large paved patio area, gate to side and a large vegetable patch.

**Detached Garage:** Up and over door.

**Off Street Parking:** Driveway to front for one car and parking in front of garage access via shared driveway.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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