

Woodcroft | London, SE9 3EQ















# Woodcroft, London

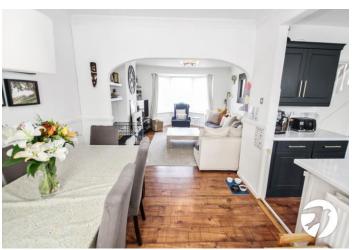
A must view is this well presented THREE BEDROOM LAINGS EASI FORM CONCRETE CONSTRUCTION SEMI DETACHED HOME spread over three levels. The property benefits from off street parking and is conveniently located for bus routes and Mottingham mainline station.

# **Property Features**

- Three bedrooms
- Study area
- Utility Room
- Laings Easi Form concrete construction
- 27'3 x 12'7 Through lounge
- Loft room
- Off street parking









#### **Interior**

**Entrance Hall** Door to front, double glazed window to side, tiled floor, stairs to first floor

**Lounge** 8.3m x 3.84m (27'3" x 12'7") Double glazed bay window to front, radiator, feature fireplace, laminate wood flooring

**Conservatory** 3.02m x 2.95m (9'11" x 9'8") Double glazed construction, double glazed french doors to garden, radiator, laminate wood flooring

**Kitchen** 3.1m x 3m (10'2" x 9'10") Double glazed window to front, range of wall and base units with work surfaces above, space for range cooker, single sink and drainer unit, plumbing for washing machine and dishwasher, space for fridge, part tiled walls, laminate wood flooring

**Utility Room** Double glazed window to side, double glazed door to side, tiled floor

**Ground Floor WC** Double glazed obscured window to side, low level wc, tiled walls and floor

**Landing** Carpet

**Study Area** Double glazed window to front, radiator, wood laminate flooring, stairs to bedroom 1

**Bedroom 2** 3.4m x 3.18m (11'2" x 10'5") Double glazed window to front, radiator, wood laminate flooring

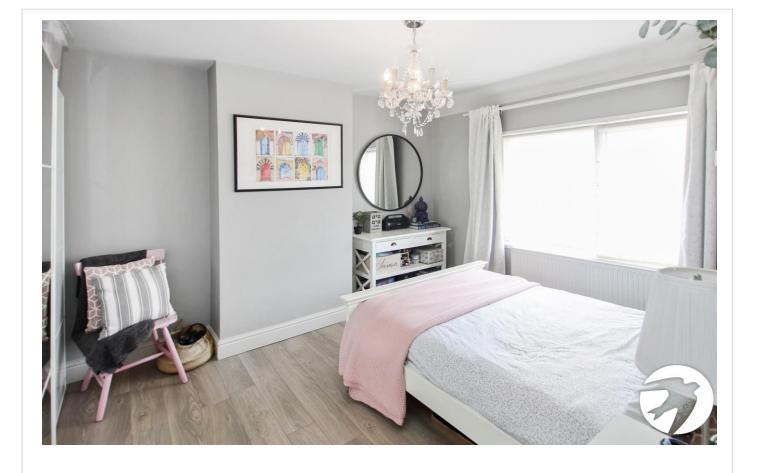
**Bedroom 3**  $3.4\text{m} \times 3.07\text{m}$  (11'2"  $\times 10'1$ ") Double glazed window to rear, radiator, built in cupboard, wood laminate flooring

**Bathroom** Two double glazed obscured windows to side, corner jacuzzi bath with shower above, low level wc, pedestal wash hand basin, heated towel rail, tiled walls, vinyl flooring, spotlights

**Bedroom 1 (second floor)** 5.74m x 3.28m (18'10" x 10'9") Double glazed velux window to rear, radiator, eaves storage, carpet

### **Exterior**

Garden Mainly laid to lawn, decked area, outside tap and lightParking Off street parking to front









### **Property Location**

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#### **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: E

EPC Rating: C



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