



Southold Rise, SE9 3BG
Guide Price £450,000

COCKBURN
ESTATE AND LETTINGS AGENTS

Southold Rise, SE9 3BG

*** GUIDE PRICE £450,000 - £475,000 ***

*** CHAIN FREE ***

Nestled in the desirable SE9, this stunning three-bedroom semi-detached home is perfect for families seeking a comfortable and spacious abode. With a conservatory, a large garden, and off-street parking, this property offers the ultimate in comfort and convenience. Upstairs, you'll find three generously sized bedrooms, perfect for growing families. The master bedroom features built-in wardrobes, providing plenty of storage space, and offers a serene retreat to unwind after a long day. The additional bedrooms are bright and airy, providing ample space for relaxation or play. Southold Rise is ideally located, with excellent transport links including easy access to London Bridge, London Victoria, and Canary Wharf via train, DLR, and bus routes. The nearby amenities of Mottingham, Eltham and Sidcup, including shops, restaurants, and schools, are within easy reach, making it a perfect location for families.



KEY FEATURES

Chain Free Sale

Three Bedrooms

Extended Conservatory

Large Garden To Rear

Off Street Parking

Excellent Transport Links Nearby

Fantastic Location

Close To Schools & Nurseries

Energ Rating F – Potential C

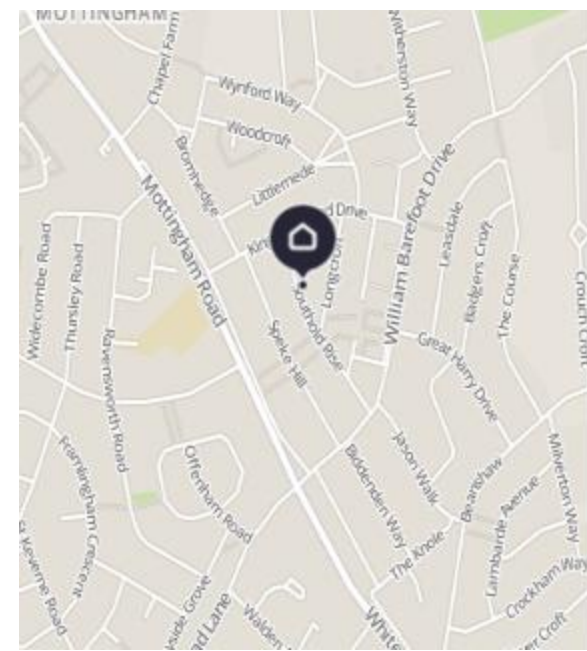
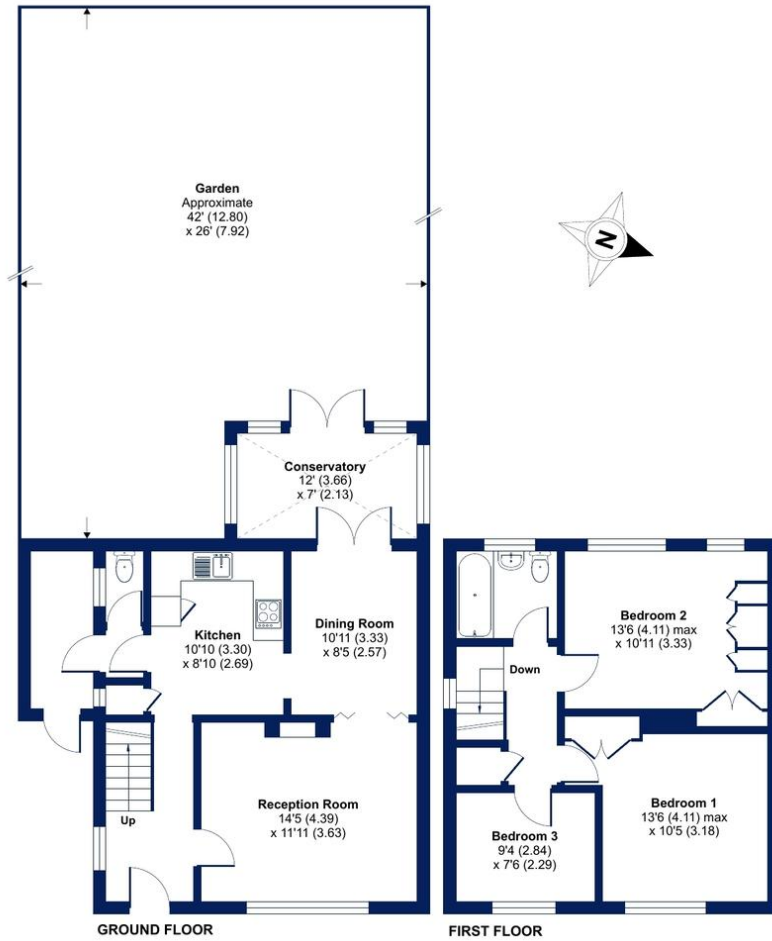
Council Tax Band C – Greenwich London
Borough Council



Southold Rise, London, SE9

Approximate Area = 1115 sq ft / 103.5 sq m

For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 25 F | |
| 1-20 | G | | |

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Cockburn Estates Agents. REF: 974157

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.