

Bernard Skinner



301 Westmount Road, Eltham, SE9 1NR

Guide Price £450,000

- Well presented 3 bedroom Morrell
- Half a mile Deansfield primary
- Stylish kitchen/diner
- 67' Sunny South Westerly garden

Very well presented and much improved by the current owner, this three bedroom mid-terraced 1930's Morrell house benefits from a stylish and extensively fitted kitchen/diner with integrated appliances, tasteful décor throughout and engineered oak wood flooring. With a very well stocked and tended, sunny South Westerly facing garden leading to detached garage at the rear. Situated within a few hundred yards of extensive woodland and with highly regarded Deansfield and Gordon primary schools around half a mile away, there are a variety of shops a similar distance on Well Hall Road. With Eltham station around 0.8 miles, this super family home warrants your early attention.



Property Description

ENTRANCE HALL

Front door, understairs cupboard, two pull-out understairs drawers for shoe storage, radiator, engineered oak flooring.

LOUNGE

15' 2" into bay x 9' 9" into recess (4.62m x 2.97m)
Double glazed bay window to front, radiator, engineered oak flooring, inset wood burning stove, fitted plantation shutters.

KITCHEN/DINER

16' 11" x 12' 2" (5.16m x 3.71m) Double glazed patio doors and single door to rear, fitted wall and base units with composite stone work surfaces and undermount sink with mixer tap and washing up liquid dispenser, integrated Neff washing machine, Siemens fridge freezer and Hotpoint dish washer, wine rack, Samsung oven and Bosch hob with stainless steel 'Miele' hood, tiled under floor heating to the kitchen area and engineered oak flooring in the dining area

LANDING

Loft access, fitted carpet

BEDROOM 1

15' 3" into bay x 10' (4.65m x 3.05m) Double glazed bay window to front, radiator, fitted carpet, fitted plantation shutters.

BEDROOM 2

12' 1" x 9' 3" (3.68m x 2.82m) Double glazed window to rear, radiator, fitted carpet





BEDROOM 3

9' 7" x 5' 9" (2.92m x 1.75m) Double glazed window to front, radiator, fitted carpet

BATHROOM

7' 5" x 6' 4" (2.26m x 1.93m) Double glazed window to rear, suite comprising panelled bath with shower over, wash basin, w.c, radiator, built in cupboard, vinyl flooring, quiet extractor fan.

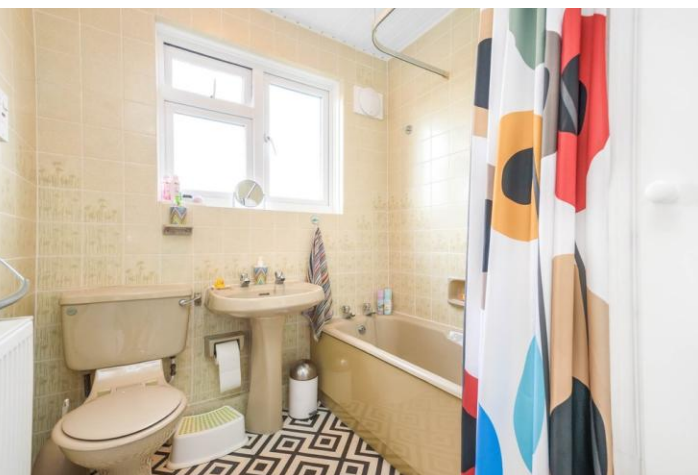
OUTSIDE

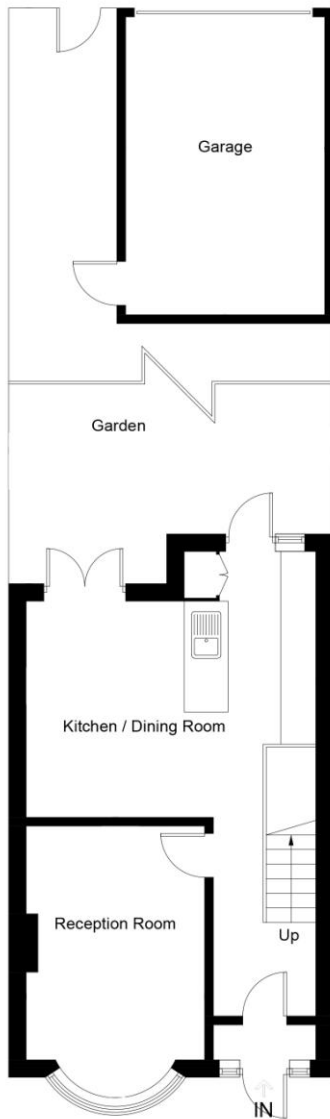
A well tended sunny South Westerly facing rear garden measuring approximately 67', patio area paved with Sandstone with outside light, electrical socket and tap, steps down to an arbor and through to a lawned area with small patio, established flower and shrub borders, gated rear access.

Detached garage to rear measuring approximately 16'9 x 11'2, via rear access road with light and electricity.

Block paving to front garden. Opportunity to convert into a driveway.

EPC certificate dated 2013: EPC rating D

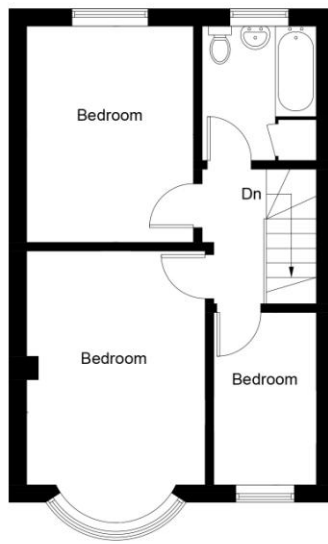




Ground Floor

Westmount Road, SE9

Approximate Gross Internal Area
 82 sq m / 883 sq ft
 Garage = 17.3 sq m / 186 sq ft
 Total = 99.3 sq m / 1069 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Planpix on behalf of Bernard Skinner (ID776884)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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