

# Westmount Estates



Grangehill Road, London, SE9 1SG

**Asking Price £550,000**

A rare and unique opportunity to purchase this larger than average THREE bedroom, TWO bathroom end of terrace Corbett family home. Internally behind the entrance porch the property is arranged to provide: a reception room which is currently open plan to the dining room, extended kitchen, shower room and THIRD bedroom/study to the ground floor. To the first floor are TWO well proportioned bedrooms and a bathroom. Additional to all the property has to offer internally, externally the property has a garage to the rear of the garden and an additional off street parking space. Located on this popular and sought after road close to Gordon primary school, Eltham mainline train station offering a fast a frequent service to and from central London and the open spaces of Eltham Park North & South and Oxleas Woods. Offered to the market with no forward chain. EPC rating: E. Council Tax Greenwich band D.

### ENTRANCE PORCH

Double glazed entrance door with double glazed windows to either side, wall mounted light, carpet as laid.

### ENTRANCE HALL



Multi paned entrance door with opaque glass, opaque glass fanlight window above. Centre light point, carpeted stairs to first floor level, under stairs storage cupboard, carpeted stairs to first floor level.

### RECEPTION ROOM 11'3" x 10'10" (3.44 x 3.32)



Currently open plan with the dining room. Double glazed bay window to front, coving to ceiling, centre light point with ornate ceiling rose, electric fire (untested) with mantle over, radiator (spanning both rooms, carpet as laid).

### DINING ROOM 11'3" x 10'11" (3.44 x 3.35)



Currently open plan with the reception room. Centre light point with ornate ceiling rose, radiator (spanning both rooms), carpet as laid.

### KITCHEN 16'0" x 15'9" (4.88 x 4.81)



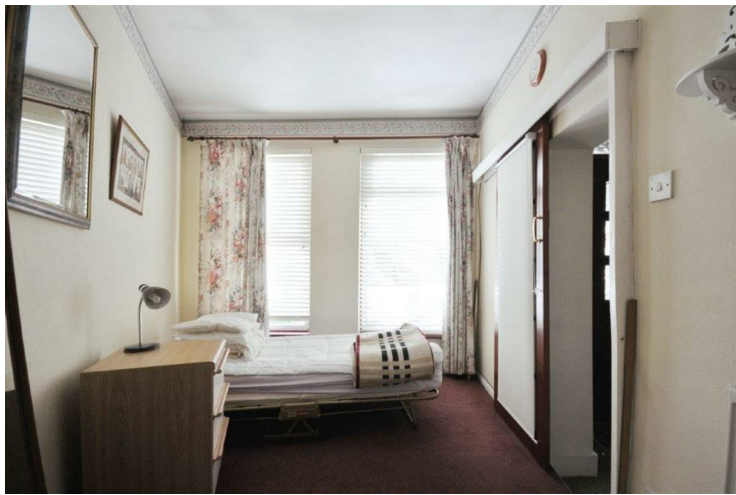
Fitted with a matching range of wall and base units with worksurface over, one and a half bowl stainless steel sink with drainer and mixer tap. Space for an American style fridge freezer and stacked washing machine and tumble dryer, space for a four burner freestanding gas cooker. Two multi point centre light points, double glazed door to rear leading to garden, double glazed windows to either side of the rear door. Half laminate, half carpet as laid.

**GROUND FLOOR SHOWER ROOM 7'8" x 5'6" (2.34 x 1.69)**



Three piece suite comprising: a walk in shower cubical with glass fronting door, vanity was hand basin with mixer tap and low level flush W.C. Heated towel rail, wall mounted water heater partly tiled walls, tiled floor.

**GROUND FLOOR BEDROOM/STUDY 12'5" max x 9'10" max (3.80 max x 3.02 max)**



Double glazed window to front, centre light point, built in storage cupboard, carpet as laid.

**FIRST FLOOR LANDING**

Access to loft, doors to all rooms, built in storage cupboard, carpet as laid.

**BEDROOM ONE 16'2" x 11'0" max (4.95 x 3.36 max)**



Two double glazed windows to front, two built in storage cupboards, coving to ceiling, carpet as laid.

**BEDROOM TWO 11'0" x 8'3" (3.36 x 2.53)**



Double glazed window to rear, radiator, carpet as laid.

**BATHROOM 8'4" x 7'8" (2.56 x 2.34)**



Fitted three piece suite comprising: paneled bath with telephone style mixer tap, pedestal wash hand basin and low level flush W.C. Double glazed window to rear, partly tiled walls, heated towel rail, built in storage cupboard housing hot water heater, vinyl flooring.

**FRONT GARDEN**

Path to front door, lawn, off street parking for one vehicle

## REAR GARDEN



Patio area, lawn, shed, garage, off street parking for one vehicle.

## GARAGE



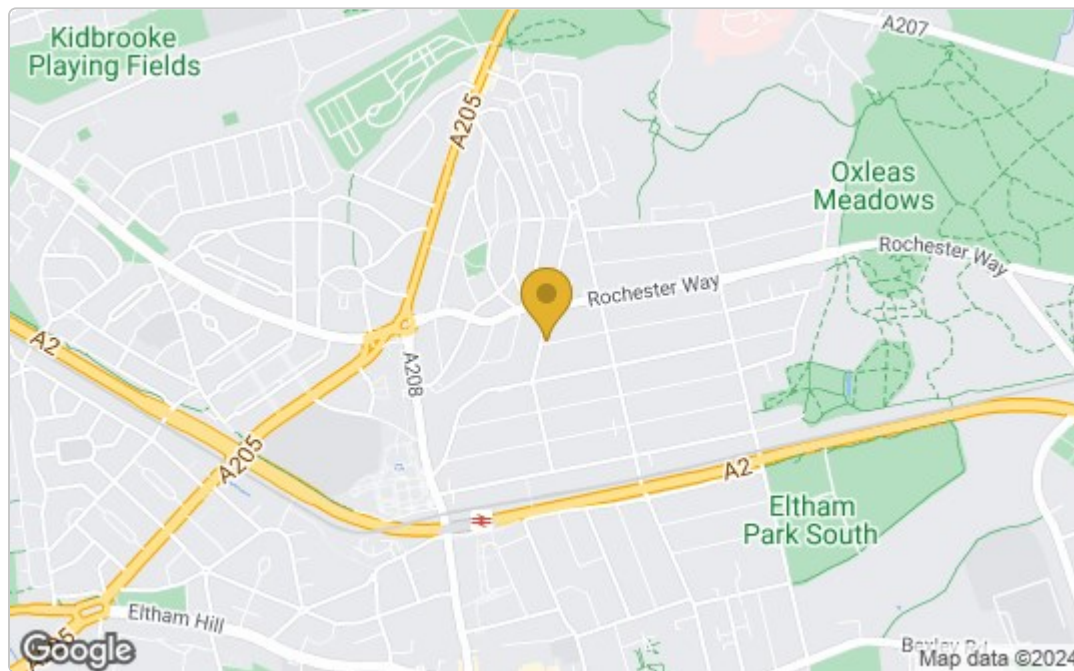
Accessed via the rear of the garden.

# Floor Plan

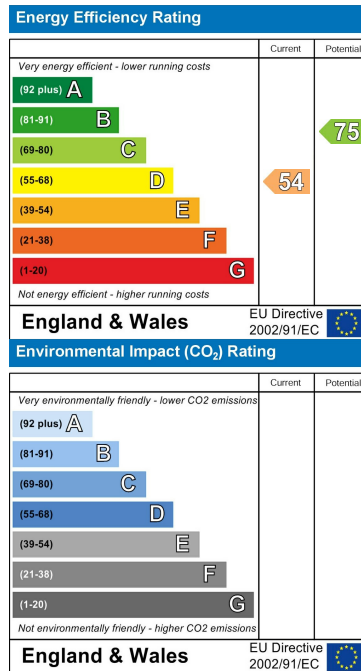


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.