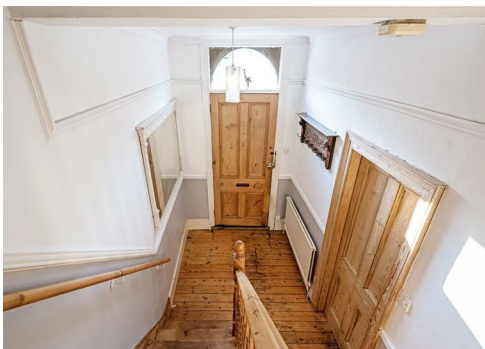




45 Greenvale Road, Eltham, SE9 1PB

Asking Price £749,950

Westmount Estates have pleasure in offering this FOUR bedroom 'Corbett' family home. Situated on this ever popular road just a short walk to Eltham mainline station, High Street and sought after primary schools. Internally the accommodation comprises of a lounge, separate dining room, breakfast room, fitted kitchen. To the first floor there are four well appointed bedrooms and a family bathroom. To the rear of the property there is a private garden with a detached summerhouse. Council Tax Greenwich band E, EPC rating D. Freehold.



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ENTRANCE HALL

Solid wooden front door to entrance hall, glazed window to front, stripped wooden flooring, radiator, dado rail, coved ceiling, centre light point, under stairs storage cupboard.

DOWNSTAIRS W/C

Low flush W/c , wash hand basin, stripped wooden flooring, centre light point, extractor fan.

LOUNGE 17'0" x 13'5" (5.2 x 4.1)

Casement bay window to front with bespoke window shutters, stripped wooden flooring, radiator, picture rail, coved cornice, centre ceiling rose, open fire place with wooden mantle.

SECOND RECEPTION ROOM 14'1" x 10'9" (4.3 x 3.3)

Stripped wooden flooring, dado rail, coved cornice, casement French patio doors for access to garden with casement window above, radiator, inset display shelving, centre light point.

BREAKFAST ROOM 10'2" x 10'2" (3.1 x 3.1)

Casement sash window to rear, radiator, open fireplace, storage cupboards either side, radiator, stripped flooring, centre light point.

KITCHEN 9'6" x 6'10" (2.9 x 2.1)

Range of wall and base units, roll top worksurface with tiled surround, one and half ceramic sink unit with stainless steel mixer tap, casement window to side, multipaned wooden door for access to garden, wall mounted boiler, under concealed lighting, three point centre light point, space for a freestanding oven, tiled flooring,

LANDING

Dog legged staircase to the first floor, skylight for additional lighting, stripped wooden flooring, centre light point.

BEDROOM ONE 13'5" x 13'5" (4.1 x 4.1)

Sash bay window to front with bespoke window shutters, stripped wooden floor, built in wardrobe, dado rail, picture rail, centre light point.

BEDROOM TWO 13'5" x 9'10" (4.1 x 3.0)

Sash casement window to rear, radiator, picture rail, centre light point, built in wardrobe.

BEDROOM THREE 9'2" x 9'2" (2.8 x 2.8)

Sash window to front with bespoke window shutters, picture rail, radiator, stripped wooden flooring, centre light point.

BEDROOM FOUR 10'5" x 8'6" (3.2 x 2.6)

Sash window to rear, radiator, stripped wooden flooring, bespoke shelving, picture rail, access to loft via hatch, centre light point.

BATHROOM

Three piece suite with cleverly adapted sunken bath with mixer tap, wall mounted electric shower with shower curtain rail, double glazed frosted window to rear, extractor fan, pedestal wash hand basin, low flush w/c, radiator, half tiled walls, centre light point.

REAR GARDEN

Fully enclosed garden with paved patio area, outside tap, substantial sized storage shed with two windows to front and a pitched roof, steps to the main garden which is laid to lawn with mature shrubs and flower borders, green house, detached pitched roof summer house to the rear with two windows to front and French double doors.

FRONTAGE

Drop curb with gravel driveway, mosaic path for access to entrance.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100% A		92-100% A	
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
21-38% F		21-38% F	
1-20% G		1-20% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	86	EU Directive 2002/91/EC	86

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.