



## **5 Elibank Road, London, SE9 1QQ**

### **Asking Price £880,000**

Situated within the heart of Eltham Park. Westmount Estates are delighted to offer this much improved extended FOUR bedroom 'Corbett' family home. Internally there has been no expense spared to provide contemporary modern feel with many original features retained to include cast iron fireplaces. The property comprises of a sizeable lounge, downstairs w/c and shower room, an open plan extended kitchen and dining area with bi-fold doors for access to the garden. To the first floor there are three bedrooms and a family bathroom with a second staircase to the master bedroom and en-suite facilities. The garden to the rear is well kept and private with a drive to the front for multi vehicle parking. Council Tax band E. EPC Rating D.





# Elibank Road, London, SE9 1QQ

## ENTRANCE

A wooden door with stained glass leaded light insert to the entrance hall.

## ENTRANCE HALL

Stripped wooden flooring, stairs to first floor, under stairs storage cupboard, Victorian radiator, picture rail, ornate coved cornice, ornate centre ceiling rose, centre light point.

## LOUNGE 15'5" x 14'1" (4.7 x 4.3)

A double glazed bay window to front with bespoke window shutters, stripped wooden flooring, a feature living flame cast iron fireplace with tiled insert and wooden mantle, two Victorian radiators, picture rail, ornate coved cornice, centre light point.

## UTILITY ROOM 8'10" x 4'11" (2.7 x 1.5)

Plumbing for washing machine and space for a dishwasher, roll top work surface with a range of eye and base units, inset spotlights, extractor fan, tiled flooring, door to a downstairs w/c.

## DOWNSTAIRS W.C

A low flush w/c, a wall mounted fixed and detachable head shower with enclosed glass shower cubicle, tiled walls, vanity wash hand basin, towel rail radiator, inset spotlights, extractor fan, tiled flooring.

## FITTED KITCHEN 20'8" x 16'0" (6.3 x 4.9)

An open plan kitchen and dining area, a range of eye and base units, Granite work surface with a sunken one and a half butler sink with mixer taps, built in double Bosch oven and microwave, four ring halogen hob with extractor fan over, space for a free standing American fridge freezer, integrated dishwasher, additional workspace area for a home office with display shelving, inset spotlights, tiled flooring, open to a sitting and dining area.

## DINING AREA

. A five painted bi-fold doors for access to the garden, three Velux windows for additional lighting.

## LANDING

A dog-leg staircase to first floor, centre light point, additional staircase to the master bedroom.

## BEDROOM TWO 15'8" x 8'6" to wardrobes (4.8 x 2.6 to wardrobes)

A double glazed bay window to front, bespoke window shutters, floor to ceiling wardrobes to one wall with additional storage above, Victorian radiator, inset spotlights, inset spotlights, laminate flooring.

## BEDROOM THREE 11'9" x 10'9" (3.6 x 3.3)

A double glazed window to rear with bespoke window shutters, a feature cast iron fireplace, Victorina radiator, laminate flooring, centre light point.

## BEDROOM FOUR 9'10" x 8'6" (3.0 x 2.6)

A double glazed window to front with a bespoke window shutters, Victorian radiator, laminate flooring, floor to ceiling mirrored wardrobe to one wall, coved ceiling, centre light point.

## FAMILY BATHROOM 8'6" x 8'6" (2.6 x 2.6)

A three piece suite comprising panel enclosed bath with mixer taps, wall mounted power shower with glass screen, vanity wash hand basin, low flush w/c, towel rail radiator, frosted double glazed window to rear, tiled walls, tiled flooring, inset spotlight, extractor fan.

## SECOND LANDING

A second dog-leg staircase to a landing, double glazed Velux window to front, door to the master bedroom.

## MASTER BEDROOM 19'0" x 12'9" (5.8 x 3.9)

Two double glazed Velux windows to front, a double glazed window to rear, radiator, inset spotlights, doors to eaves storage space, door to en-suite facilities.

## EN SUITE BATHROOM 8'10" x 6'6" (2.7 x 2.0)

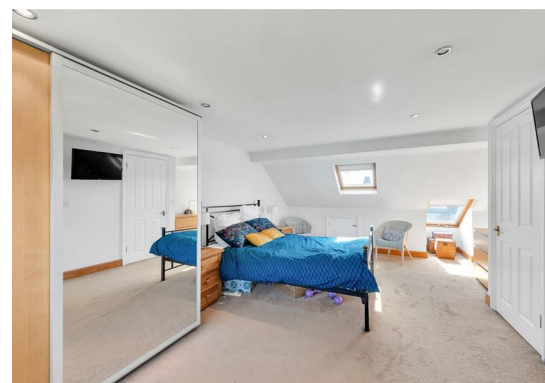
A panel enclosed bath with mixer taps, wall mounted power shower with glass screen, pedestal wash hand basin, low flush w/c, hardwood flooring, radiator, double glazed frosted window to rear, inset spotlights and extractor fan.

## REAR GARDEN

A private well kept garden with a paved patio area, outside tap and power and lighting. The main garden is mainly laid to lawn with mature shrubs and flower borders, a second patio area for late afternoon sunshine, fenced area with a timber shed and storage area.

## FRONTAGE

A block paved driveway for off road parking.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worse
92-100% A		92-100% A	
82-91% B		82-91% B	
72-81% C		72-81% C	
62-71% D		62-71% D	
52-61% E		52-61% E	
42-51% F		42-51% F	
32-41% G		32-41% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
74	62		

England & Wales EU Directive 2002/91/EC

## 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.