



52 Berryhill, London, SE9 1QW

Asking Price £625,000

Westmount Estates have the pleasure in offering this FOUR bedroomed semi-detached family home situated within close proximity of both Eltham station and high street. Internally to the ground floor the property boast two large separate reception rooms, a spacious kitchen and conservatory. Located on the first floor are three well appointed bedrooms and a modern bathroom with the fourth bedroom on the second floor. To the rear is a beautifully set private garden backing on tho the Oxleas woods and a detached garage for additional storage. With a large driveway for off street parking and gas central heating this property is not to be missed. EPC Rating D.



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ENTRANCE

A UPVC double glazed door with a leaded light insert to the entrance hall.

ENTRANCE HALL

Stairs to the first floor, double glazed frosted window to side, under stairs storage cupboard, radiator, centre light point.

LIVING ROOM 14'5" x 10'5" (4.4 x 3.2)

A double glazed bay window to front, radiator, a feature fireplace with wooden mantle, centre light point.

DINING ROOM 11'5" x 11'5" (3.5 x 3.5)

A sliding double glazed sliding patio door to the conservatory, fireplace, radiator, coved ceiling, centre light point.

CONSERVATORY 12'1" x 9'6" (3.7 x 2.9)

Laminate flooring, double glazed French patio doors to side and rear, wooden flooring, centre light point.

KITCHEN 11'9" x 9'6" (3.6 x 2.9)

Fitted with a range of eye and base units, dual aspect with two double glazed frosted windows to side and a double glazed window to rear, double glazed door for access to the garden, wall mounted boiler, single sink unit with stainless steel drainer and mixer taps, plumbing for washing machine, space for dishwasher, built in double oven, four ring gas hob with extractor fan over, roll top work surface, suspended ceiling, radiator.

STAIRS AND LANDING

A dog-leg staircase to the first floor, double glazed frosted window to side, centre light point, door housing airing cupboard and storage, second staircase to the fourth bedroom.

BEDROOM ONE 12'9" x 12'1" (3.9 x 3.7)

A double glazed bay window to front, radiator, centre light point.

BEDROOM TWO 13'1" x 11'1" (4.0 x 3.4)

A double glazed window to rear, radiator, built in wardrobe, coved ceiling, centre light point.

BEDROOM THREE

A double glazed window to front, radiator, coved ceiling, centre light point.

FAMILY BATHROOM

A two piece suite comprising panel enclosed bath with mixer taps and shower attachment, vanity wash hand basin, double glazed frosted window to side, tiled walls, towel rail radiator, centre light point.

SEPARATE TOILET

A low flush w/c, double glazed frosted window to rear, radiator, half clad walls, centre light point.

SECOND STAIRS

A second staircase to the fourth bedroom.

BEDROOM FOUR 16'8" x 11'9" (5.1 x 3.6)

A double glazed Velux window to front and rear, two four way centre spotlights, doors to eaves storage, radiator.

REAR GARDEN

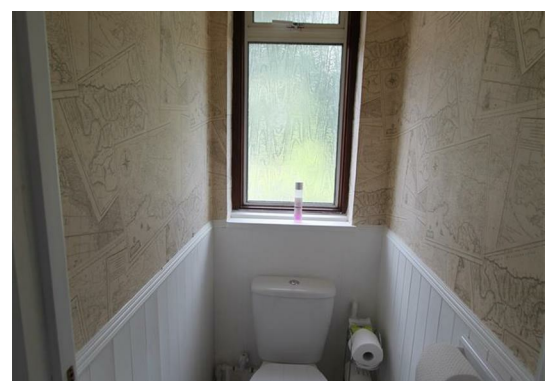
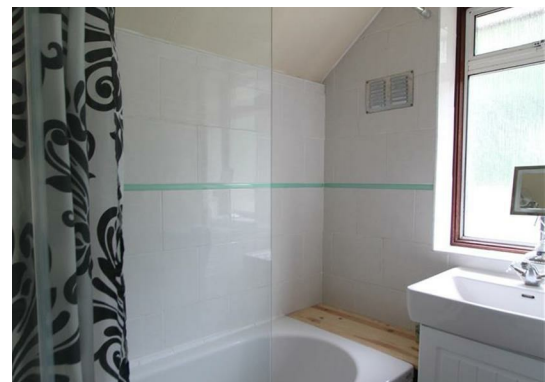
A private rear garden which is laid to lawn, mature shrubs and flower borders, lockable door for access to the woods, side access via a lockable gate.

GARAGE

A detached garage with an up and over door, timber shed to the rear for additional storage.

DRIVEWAY

A block paved driveway with a single area, pathway to the front door.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	80	76	82

Very energy efficient - lower running costs
 Very environmentally friendly - lower CO₂ emissions

EU Directive 2002/91/EC
 England & Wales

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.