

# Westmount Estates



Green Lane, London, SE9 2AG

**Asking Price £419,950**

\*\*\*\* CHAIN FREE \*\*\*\* Charming and full of character, this lovely cosy period home is perfectly situated within HALF A MILE OF NEW ELTHAM TRAIN STATION and offers the new owners a perfect mix of period features with a modern twist. Boasting a good size open lounge dining area, modern fitted kitchen with some built in appliances, two well proportioned bedrooms and a large family bathroom. The private and secure garden offers a patio area, lawn, rear access and a lovely blend of mature shrubs and trees. There are a selection of highly regarded schools within walking distance, along with the charming New Eltham Village and main Eltham town centre also just a short stroll away. Viewings come highly recommended. Below is best to of our knowledge: Freehold, Council Tax Band C, EPC Rating D.

**LOUNGE 12'11" x 10'0" (3.94 x 3.05)**

Double glazed window to front, wood flooring, fireplace, radiator, open to dining room.

**DINING ROOM 12'11" x 11'0" (3.94 x 3.36)**

Double glazed window to rear, stairs leading to first floor, wood flooring, door leading to kitchen, radiator.

**KITCHEN 8'0" x 7'9" (2.46 x 2.38)**

Double glazed window to side, double glazed UPVC door leading to garden, fitted wall and base units, sink with mixer tap, integral oven and hob, extractor fan, tiled floor.

**BEDROOM ONE 12'11" x 9'10" (3.96 x 3.02)**

Double glazed window to front x2, carpet, radiator x2.

**BEDROOM TWO 10'8" x 6'8" (3.27 x 2.05)**

Double glazed window to rear, carpet, radiator.

**BATHROOM 8'1" x 7'10" (2.48 x 2.41)**

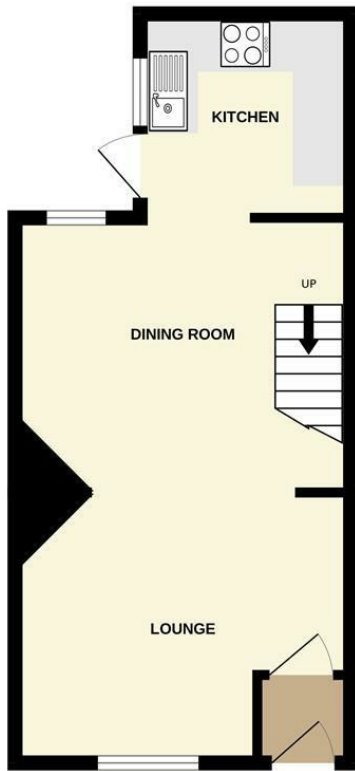
Frosted double glazed window to side, toilet, sink with mixer tap, panelled bath with mixer tap and shower over, partly tiled walls, radiator.

**GARDEN**

Paved patio area, lawn, mature shrubs, converted outside toilet now with washing machine and boiler.

# Floor Plan

GROUND FLOOR



1ST FLOOR

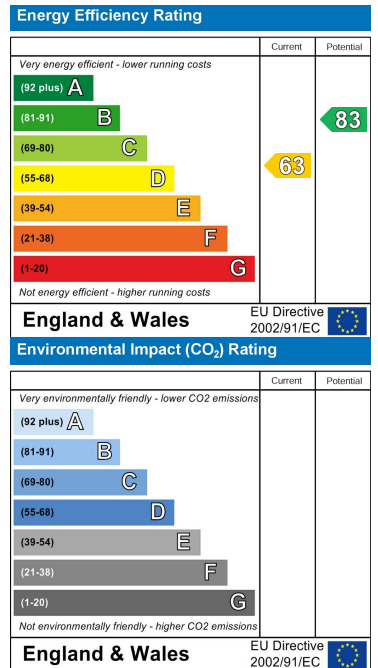


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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## Area Map



## Energy Efficiency Graph



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