



## **34 Gourock Road, London, SE9 1JA**

### **Asking Price £795,000**

So central you could walk everywhere. Westmount Estates have pleasure in offering this FOUR bedroom END OF TERRACE 'Corbett' family home. Internally the property boasts inter-connecting reception rooms, open plan modern fitted kitchen and breakfast room, downstairs w/c, office and cellar. To the first floor there is a split level landing with three well appointed bedrooms and bathroom with a second staircase to an L shaped fourth bedroom. The garden to the rear is very easily maintained with side access, there is also the added benefit of a detached double brick built garage. Many original style features remain to include cast iron fireplaces and ornate coving. Greenwich Council Tax Band F. EPC rating D.



# Gourock Road, London, SE9 1JA

## ENTRANCE

A wooden front door with a frosted glass insert to the entrance hall.

## ENTRANCE HALL

Stairs to the first floor, radiator, dado rail, ornate cove cornice, centre light point double glazed frosted window to side.

## LOUNGE 15'5" x 12'9" (4.7 x 3.9)

A double glazed bay window to front, electric fire with brick surround and wooden mantle, shelving into the chimney recess, ornate coved cornice, centre light point, radiator, double frosted doors to the second reception room.

## SECOND RECEPTION ROOM 14'1" x 11'9" (4.3 x 3.6)

A double glazed French patio door for access to the garden, serving hatch to the kitchen, a feature cast iron fireplace with tiled insert and wooden mantle, picture rail, two radiators, ornate coved cornice, centre light point.

## FITTED KITCHEN AND BREAKFAST ROOM 18'4" x 10'9" (5.6 x 3.3)

A modern fitted kitchen with a range of eye and base units, Quartz worksurface with splash back, space for a range cooker with glass splash back and extractor fan over, sunken butler sink with mixer taps, radiator, double glazed window to side, centre light point, laminate flooring, plumbing for a washing machine, integrated fridge freezer and space for a microwave. Open space for a dining table, second radiator, dual aspect double glazed window to side and rear, double glazed frosted door for access to the garden, inset spotlights. door to w/c and cellar.

## DOWNSTAIRS W.C

A low flush W/C, double glazed frosted window to side, pedestal wash hand basin, laminate flooring, centre light point.

## CELLAR

A door from the kitchen and stairs to a cellar currently used for storage, meter cupboard, power and lighting.

## THIRD RECEPTION ROOM 8'10" x 5'2" (2.7 x 1.6)

A double glazed window to front, cast iron fireplace with tiled insert, radiator, picture rail, centre light point.

## LANDING

Stairs to the first floor half landing, under stairs storage cupboard, double glazed frosted window to side, centre light point, stairs to full landing with radiator, under stairs storage, second staircase to bedroom four. A second frosted glass window to side.

## MASTER BEDROOM 19'0" x 16'0" (5.8 x 4.9)

A double glazed bay window to front and second double glazed window to front, fitted wardrobes and bedroom furniture to one wall, radiator, a electric fire with fireplace surround, picture rail, ornate coved cornice, two centre light points.

## BEDROOM TWO 14'1" x 12'1" (4.3 x 3.7)

A cast iron fireplace with tiled insert and wooden mantle, double glazed window to rear, built in wardrobe with storage cupboards above, ornate coved cornice, centre light point.

## BEDROOM THREE 10'9" x 10'2" (3.3 x 3.1)

A double glazed window to rear, radiator, centre light point.

## FOURTH BEDROOM 11'9" x 9'6" (3.6 x 2.9)

An L shaped bedroom with a Velux window to rear, second double glazed window to side, cast iron fireplace, doors to eaves storage cupboards, bespoke shelving into the chimney recess, centre light point.

## BATHROOM

A fully enclosed wall mounted power shower with glass sliding door, vanity wash hand basin, low flush bow/c, tiled walls, double glazed frosted window to side, access to the loft via hatch, towel rail radiator, vinyl flooring, centre light point, extractor fan and single inset spotlight.

## SECOND LANDING

Storage cupboard and door to the fourth bedroom.

## REAR GARDEN

A easily maintained garden with paved patio area, further paved area with raised flower borders, Pergoda, outside tap, side access via a lockable gate.

## FRONTAGE

A brick retaining wall, mature garden, crazy paved driveway, access to the rear.

## DETACHED GARAGE 18'0" x 12'9" (5.5 x 3.9)

A detached brick built garage with pitched roof double doors to front, divided into sections internally, power and lighting, windows to two sides and door for access to the garden.



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	
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 <sub>2</sub> emissions	
EU Directive 2002/91/EC		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.