

# Westmount Estates



Elibank Road, London, SE9 1QN

**Asking Price £625,000**

Offered to the market in immaculate condition throughout is this THREE bedroom semi detached family home situated on this sought after road in the heart of Eltham Park. Internally the property is arranged to provide a combined reception/dining room and kitchen to the ground floor with THREE bedrooms and a spacious bathroom with four piece suite to the first floor. additionally to the rear of the garden is a substantial summer house/home office ideal for working from home. Located within striking distance of the Ofsted outstanding Deansfield primary school, Eltham Park South, Oxleas woods and Eltham mainline train station offering a fast a frequent service to numerous London termini. Viewing by appointment only. Awaiting EPC, council tax Greenwich band D. Freehold.



## ENTRANCE

A double glazed UPVC door with a frosted glass insert to the entrance hall.

## ENTRANCE HALL



Stairs to the first floor, double glazed frosted window to side, radiator with concealed cover, engineered wood flooring, under stairs storage cupboard, picture rail, centre light point.

## LOUNGE 12'5" x 11'5" (3.8 x 3.5)



A double glazed bay window to front with bespoke window shutters, radiator with concealed cover, display shelving into the chimney recess, engineered wood

flooring, picture rail, coved ceiling, centre light point, open to the dining area.

## DINING ROOM 12'5" x 10'2" (3.8 x 3.1)



A radiator with concealed cover, display shelving into the chimney recess, double glazed French patio doors for access to the garden with double glazed windows to the side and above, engineered wood flooring, picture rail, coved ceiling, centre light point.

## FITTED KITCHEN 12'9" x 6'10" (3.9 x 2.1)



A range of eye and base units, wooden work surface with tiled surround, space for a free standing oven with tiled splashback and extractor fan, laminate flooring, plumbing for washing machine and dishwasher, space for a free standing fridge freezer, double glazed frosted window to side, four way centre spotlights, door housing wall mounted boiler, double glazed door for access to the garden, radiator.

## LANDING

A dog-leg staircase to the first floor, double glazed frosted window to side, access to the loft via a hatch, engineered wood flooring, picture rail, centre light point.



**BEDROOM ONE 12'5" x 10'5" (3.8 x 3.2)**



A double glazed bay window to front with bespoke window shutters, radiator, built in wardrobe with cupboard above, picture rail, centre light point.

**BEDROOM TWO 12'5" x 10'9" (3.8 x 3.3)**



A double glazed window to rear, radiator, engineered wood flooring, built in wardrobe with storage cupboards above, picture rail, coved ceiling, centre light point.

**BEDROOM THREE 7'6" x 6'10" (2.3 x 2.1)**



A double glazed window to front with bespoke window shutters, radiator with concealed cover, picture rail, centre light point.

**FAMILY BATHROOM 11'1" x 7'6" (3.4 x 2.3)**



A four piece suite comprising a roll top bath with mixer taps and shower attachment, pedestal wash hand basin, wall mounted power shower with tiled insert and glass surround screen, low flush w/c, Victorian radiator with towel rail, double glazed frosted window to side, half tiled walls, four way centre spotlight, tiled flooring.

## SUMMERHOUSE & OFFICE



A detached pitched roof insulated summerhouse, double glazed French patio doors for access to the front, two double glazed windows to front, power, inset spotlights, media wall, hatch for loft access for additional space, cat 5 internet cable, carpet as laid.

## REAR GARDEN



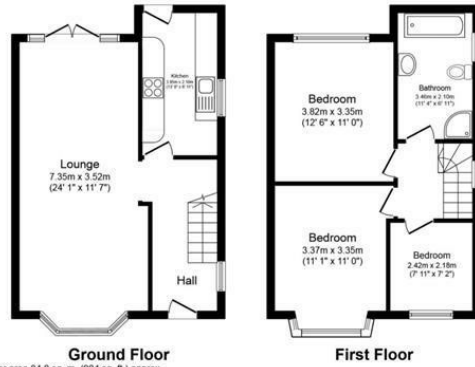
A landscaped garden with artificial lawn area, patio area and pathway to the summerhouse, raised decking, raised flower borders with mature shrubs, outside lighting, outside tap, side access via a lockable gate, additional storage area to the rear of the summerhouse.

## FRONTAGE

A crazy paved driveway for off road parking, shingled garden area and bin storage area, side access via a shared driveway to the rear garden.

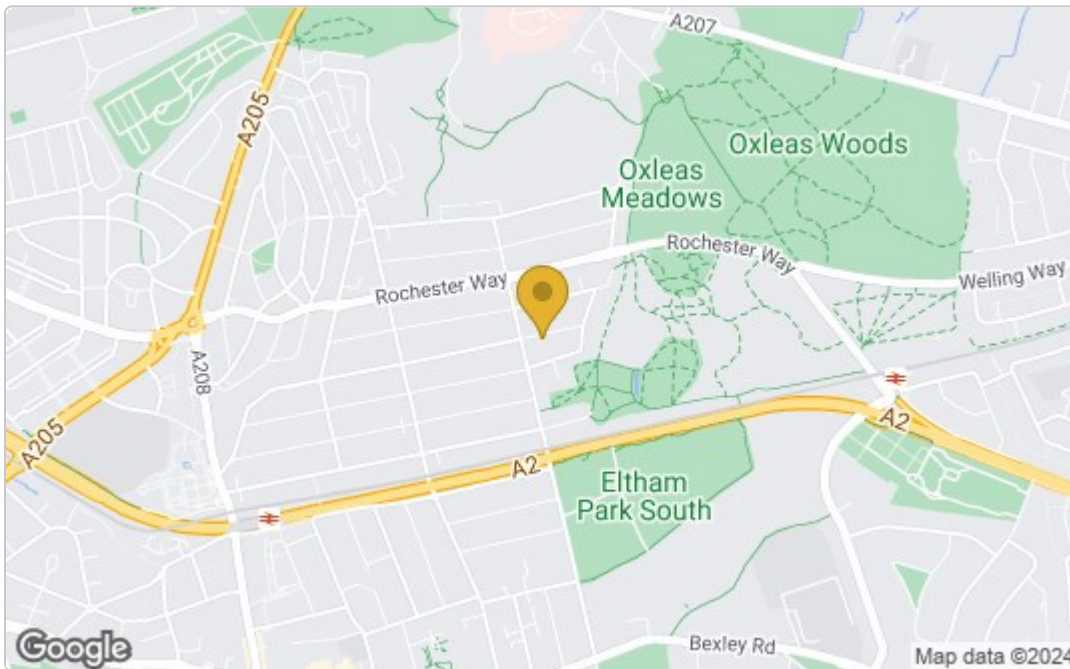


# Floor Plan



Total floor area 84.0 sq. m. (904 sq. ft.) approx.  
 This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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