



53 Elibank Road, London, SE9 1QL

Asking Price £525,000

Westmount Estates have pleasure in offering this THREE bedroomed 'Bilton' family home. Internally the property boasts two separate reception rooms, a modern fitted kitchen, with three bedrooms to the first floor and a two piece bathroom suite and w/c. To the rear there is a well maintained garden with off road parking to the front. Centrally located within the heart of Eltham Park within the catchment area for Gordon and Deansfield schools, we strongly recommend an internal viewing as demand is sure to be high. EPC rating D. Council Tax Greenwich D.



Elibank Road, London, SE9 1QL

ENTRANCE

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

ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboard, double glazed frosted window to front, picture rail, radiator, laminate flooring, centre light point.

LOUNGE 12'5" x 11'9" (3.8 x 3.6)

A double glazed bay window to front, radiator, cleverly adapted display gas fire into the chimney breast, centre light point.

DINING ROOM 12'9" x 11'1" (3.9 x 3.4)

A double glazed French patio doors for access to the garden, stripped and polished wooden flooring, tiled fireplace, radiator, centre light point.

KITCHEN 9'6" x 6'2" (2.9 x 1.9)

A fitted kitchen with a range of eye and base units, roll top work surface, tiled walls, built in oven, four ring gas hob with extractor fan over, casement door with frosted glass insert for access to the garden, two frosted casement windows to rear, laminate flooring, plumbing for washing machine and dishwasher, one and a half sink unit with stainless steel drainer and mixer taps, three way centre spotlight, space for a free standing fridge freezer.

LANDING

A dog-leg staircase to the first floor, access to loft via hatch, laminate flooring, centre light point.

BEDROOM ONE 12'1" x 8'10" (3.7 x 2.7)

A double glazed bay window to front, floor to ceiling mirrored wardrobes to one wall, radiator, picture rail, centre light point.

BEDROOM TWO 12'1" x 8'2" (3.7 x 2.5)

A casement window to rear, floor to ceiling wardrobes to one wall, wall mounted concealed boiler new 2024, radiator, centre light point.

BEDROOM THREE 6'10" x 5'10" (2.1 x 1.8)

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

BATHROOM

A two piece suite comprising panel enclosed bath with mixer taps, wall mounted electric shower, pedestal wash hand basin, frosted casement window to rear, tiled walls, radiator, cleverly adapted storage shelving with under store cupboard, tiled flooring, centre light point.

SEPARATE W.C

A low flush w/c, casement frosted window to rear, tiled flooring.

REAR GARDEN

A larger than average garden with a crazy paved patio area, outside tap, brick retaining wall with a raised flower bed, mainly laid to lawn with mature shrubs and trees, a storage shed to the rear of the garden.

FRONTAGE

A shingled driveway for off road parking, brick retaining wall with raised flower beds, pathway to a covered front door with lighting.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Less energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

Energy Efficiency Rating: 84 (G)

Environmental Impact (CO₂) Rating: 84 (G)

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.