

Westmount Estates



Sparrows Lane, London, SE9 2BU

Asking Price £435,000

Welcoming to the market for sale is this THREE bedroom mid terrace family home located on this sought after Road in the heart of New Eltham. Internally the property will benefit from moderisation throughout. Arranged to provide: front reception room with bay window, extended dining room, kitchen and lean-to to the ground floor with THREE bedrooms and a shower room to the first floor. Situated over-looking Charlton Athletics' training ground and on the door step of Avery Hill Park and within walking distance of New Eltham mainline train station and Village. Offered to the market with no forward chain. Viewings by appointment only. Council tax Greenwich band D, EPC rating D, freehold.

ENTRANCE PORCH

Double glazed entrance door leading with double glazed window to side.

ENTRANCE HALL

Multi paneled frosted glass entrance door, centre light point, carpeted stairs to first floor level with under stairs storage cupboard, radiator, carpet as laid.

RECEPTION ROOM 12'8" x 10'7" (3.88 x 3.23)



Double glazed bay window to front, centre light point, radiator, carpet as laid.

DINING ROOM 22'10" x 10'1" > 9'7" (6.98 x 3.08 > 2.93)



Double glazed sliding patio doors to rear, two centre light points, two radiators, gas fire (untested) with wooden mantle over, double glazed window to side, carpet as laid.

KITCHEN 8'2" x 5'9" (2.50 x 1.76)



Fitted with a matching range of wall and base units with worktop over, stainless steel sink with drainer, space for freestanding four ring electric cooker with extractor hood over. Multi point centre light point, tiled walls, door to rear leading to lean-to, vinyl flooring.

LEAN-TO 8'9" x 6'0" (2.69 x 1.83)

Door to rear leading to garden, work surfaces, plumbing for washing machine.

FIRST FLOOR LANDING

Access to loft, centre light point, doors to all rooms, carpet as laid.

BEDROOM ONE 13'2" into bay x 10'1" (4.02 into bay x 3.08)



Double glazed bay window to front, fitted wardrobes with full height sliding mirrored doors, centre light point, radiator, carpet as laid.

BEDROOM TWO 11'5" x 10'2" (3.49 x 3.10)



Double glazed window to rear, centre light point, built in storage cupboard housing hot water cylinder, radiator, carpet as laid.

BEDROOM THREE 8'7" x 5'11" (2.63 x 1.81)



Double glazed window to front, centre light point, radiator, carpet as laid.

SHOWER ROOM

Frosted double glazed window to rear, Walk in double shower with sliding glass doors, pedestal wash hand basin with mixer tap and low level flush W.C. partly tiled walls, radiator, carpet as laid.

REAR GARDEN



Decked patio area, mainly laid to lawn, flower and shrub borders.

FRONT GARDEN

Off street parking for one vehicle.

Floor Plan

GROUND FLOOR

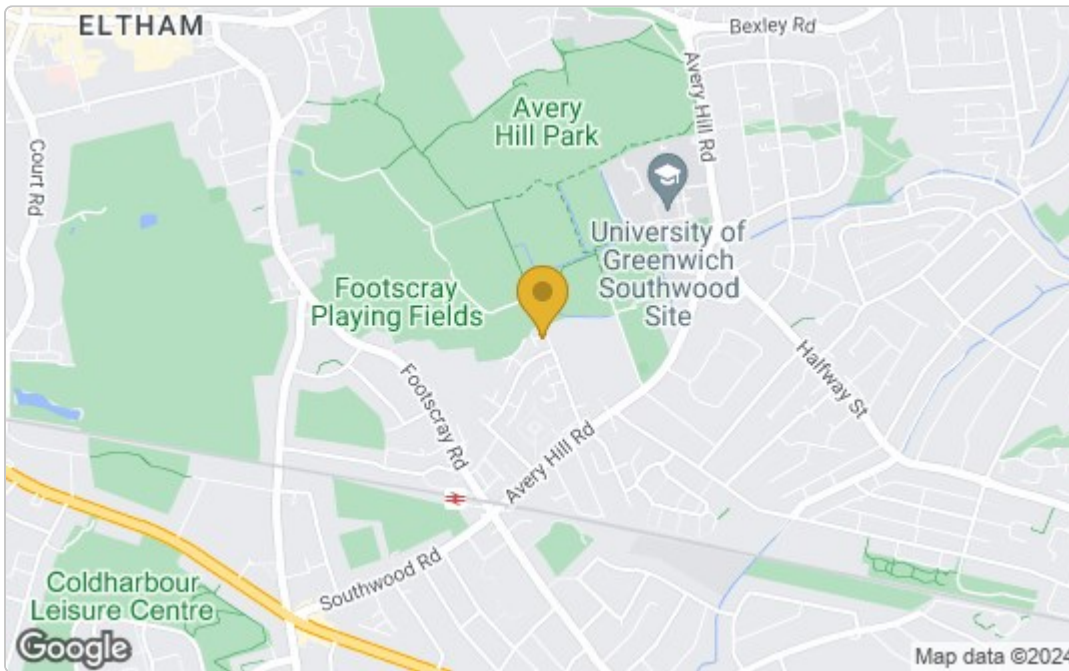


1ST FLOOR

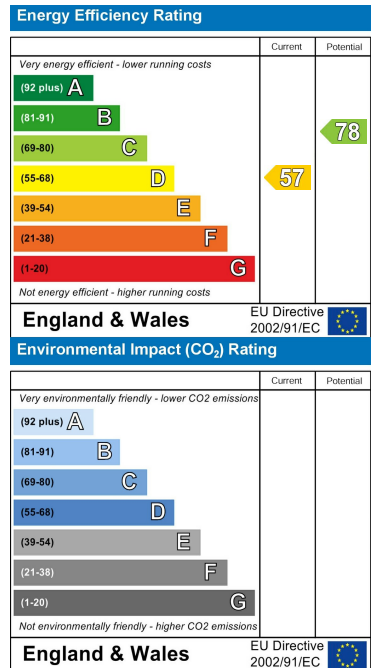


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2024

Area Map



Energy Efficiency Graph



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