



609 Rochester Way, Eltham, SE9 1RW

Asking Price £525,000

Westmount Estates welcome to the market for sale and with a complete chain this well presenter THREE bedroom mid terrace family home. Internally the property is arranged to provide: Front reception room with bay widow which is currently open plan to the dining room, modern fitted kitchen and bathroom with three piece white suite to the ground floor with THREE well presented bedrooms to the first floor. Located moments from the Ofsted outstanding primary school and a short stroll to the open parkland of Eltham Park South, Oxleas woods and Eltham mainline train station offering a fast and frequent service to multiple central London Termini. EPC rating: D, Greenwich council tax band D, Freehold.



Rochester Way, Eltham, SE9 1RW

ENTRANCE PORCH

UPVC entrance door with double glazed windows to either side, inset ceiling spotlights, painted wood flooring.

ENTRANCE HALL

Entrance door with stained glass window inserts, centre light point with ornate ceiling rose, carpeted stairs to first floor level, under stairs storage cupboard, radiator, laminate flooring.

FRONT RECEPTION ROOM 11'1" x 10'9" (3.40 x 3.30)

Double glazed bay window to front, coving to ceiling, centre light point with ornate ceiling rose, electric fire with wooden mantle over, radiator, laminate flooring.

DINING ROOM 11'2" x 10'7" (3.42 x 3.25)

(Currently open to the front reception room) Coving to ceiling, centre light point with ornate ceiling rose, radiator, laminate flooring.

KITCHEN 12'10" x 6'6" (3.92 x 1.99)

Modern fitted kitchen comprising a range of wall and base units with worktop over, large square sink with drainer integrated into the worktop. Built in electric oven and five ring gas hob with extractor hood over and stainless steel splash back. Integrated fridge freezer, slimline dishwasher, washer dryer and wine chiller. Double glazed window to rear, double glazed door to rear leading to garden, Velux window to ceiling. Inset ceiling spot light, partly tiled walls, tiled flooring.

BATHROOM 7'4" x 5'4" (2.24 x 1.63)

Three piece suite comprising: paneled bath with mixer tap including shower attachment and glass shower screen, pedestal wash hand basin and low level flush W.C. Frosted double glazed window to rear, inset ceiling spot lights, heated towel rail, tiled walls and tiled floor.

FIRST FLOOR LANDING

Centre light point with ornate ceiling rose, doors to all room, carpet as laid.

BEDROOM ONE 16'0" x 9'5" (4.88 x 2.89)

Two double glazed windows to front, centre light point with ornate ceiling rose, built in wardrobes, ornate cast iron feature fire place, radiator, carpet as laid.

BEDROOM TWO 10'9" x 8'3" (3.30 x 2.54)

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

BEDROOM THREE 8'3" x 7'6" (2.54 x 2.31)

Double glazed window to rear, coving to ceiling, radiator, carpet as laid.

FRONT GARDEN

Off street parking for one vehicle.

REAR GARDEN

Patio area from house, laid to lawn, decking to the rear with two sheds. Outside tap and outside electrics.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO ₂ emissions	Worse
A	74	A	
B		B	
C		C	
D		D	
E	56	E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	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.