



175 Westmount Road, Eltham, SE9 1XY
Asking Price £775,000

A superb example of a much improved 'Corbett' family home. Centrally situated within the heart of Eltham Park and having been loving renovated over recent years to include original features, conservatory and loft conversion with en-suite facilities. The main accommodation boasts two separate reception rooms, modern kitchen, and bathrooms to three floors. To the rear there is a private well stocked garden with off road parking to the front for multi vehicle parking. Greenwich council band E EPC rating D.



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ENTRANCE

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

ENTRANCE HALL

An L shaped hallway, dog-leg staircase to the first floor, laminate flooring, under stairs storage cupboard, radiator, multi painted stained glass door to the kitchen, ornate coved cornice, centre light point.

LOUNGE 16'4" x 13'9" (5.0 x 4.2)

A double glazed bay window to front with bespoke window shutters, radiator, a feature original recovered cast iron fireplace with tiled hearth and limestone mantle and surround, picture rail, coved ceiling, centre light point.

SECOND RECEPTION 13'9" x 11'1" (4.2 x 3.4)

A French patio door for access to the conservatory, casement window above, radiator, picture rail, coved ceiling, centre light point.

FITTED KITCHEN 11'9" x 10'2" (3.6 x 3.1)

A range of eye and base units, work surface with tiled surround, built in oven and four ring hob with extractor fan over, concealed lighting, plumbing for a dishwasher, single sink unit with mixer taps and stainless steel drainer, inset spotlights, casement sash window to rear, space for a free standing fridge freezer, radiator, door to the inner lobby.

INNER LOBBY

Plumbing for washing machine, space for a tumble drier, laminate flooring, inset spotlights, door to downstairs bathroom.

CONSERVATORY 15'1" x 9'6" (4.6 x 2.9)

A pitched roof and half brick double glazed conservatory with French patio doors for access to the garden, wall mounted boiler, laminate flooring, radiator, wall mounted lights, door to the inner lobby.

DOWNSTAIRS BATHROOM

A three piece bathroom with a wall mounted power shower with tiled insert and glass double door screen, vanity wash hand basin, low flush w/c, double glazed frosted Velux window to the rear, extractor fan, towel rail radiator, inset spotlights, laminate flooring.

LANDING

A dog-leg staircase to the first floor to a L shaped landing, picture rail, inset spotlights, second staircase to the master bedroom, double glazed window with bespoke shutters to the rear, radiator, cleverly adapted space under the stair alcove for an office space.

BEDROOM TWO 13'9" x 13'1" (4.2 x 4.0)

A double glazed bay window to front with bespoke window shutters, a feature cast iron fireplace, radiator, centre light point.

BEDROOM THREE 13'5" x 9'10" (4.1 x 3.0)

A double glazed window to rear with bespoke window shutters, a feature cast iron fireplace, radiator, picture rail, centre light point.

BEDROOM FOUR 9'6" x 8'6" (2.9 x 2.6)

A double glazed window to front, radiator, coved ceiling, centre light point.

BATHROOM

A three piece suite comprising paneled enclosed bath with mixer taps and shower attachments, vanity wash hand basin, low flush w/c, double glazed frosted window to rear, laminate flooring, towel rail radiator, centre light point.

SECOND LANDING

A second staircase to the landing, double glazed window to rear, centre light point, doors to the master bedroom and bathroom.

MASTER BEDROOM 20'11" x 14'9" (6.4 x 4.5)

A double glazed Velux window to front, door to eaves storage space, inset spotlights, radiator, double glazed French patio doors to rear with Juliette balcony.

EN-SUITE BATHROOM

A double glazed Velux window to front, walk in double width power shower with tiled insert and glass screen, vanity wash hand basin with display shelving and concealed low flush w/c, laminate flooring, towel rail radiator, inset spotlights.

REAR GARDEN

A paved patio area and outside tap. The main garden is secluded and laid to lawn with mature shrubs and flower borders, a second paved patio area to the rear of the garden for shaded seating, detached timber shed.

FRONTAGE

A block paved driveway for off road parking for multi vehicles, lavender flower border, path to front door with courtesy light.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO ₂ emissions	Worse
A	75	A	
B		B	
C		C	
D		D	
E		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.