

# Westmount Estates



Greenvale Road, London, SE9 1PE

**Asking Price £975,000**

A superb example of a FOUR bedroom purpose built END of terrace 'Corbett' family home. The present owners have lovingly restored the property with many original style feature's yet with modern day living. Internally the accommodation comprises of two separate reception room and an extended bespoke hand finished kitchen to the ground floor. To the first floor there are four well appointed bedrooms and a family bathroom. To the rear there is a detached outbuilding fully insulated with bi-folding doors and power and lighting(currently used as a cinema room). The garden is laid to lawn with mature shrubs and flower borders with side access to the driveway for multi vehicle parking. Centrally located just a short stroll from Eltham High Street offering an array of local bars and eateries to suit all tastes as well as Eltham mainline station boasting a fast and frequent service to and from multiple London Terminus including London Bridge, London Victoria, Waterloo East and Charing Cross. Greenvale Road is well positioned to offer access back to all of the fantastic primary schools the area has to offer including St Mary's Catholic primary school, Eltham COE and The Gordon in its grand period building built circa 1904. Open spaces are aplenty at Eltham Park North and South as well as Oxleas Meadows and Oxleas Woods is a pleasure to visit locally come rain or shine. EPC rating D. Greenwich council band E.



## ENTRANCE HALL



Entrance door with stained glass window inserts, coving to ceiling, picture rail, half height wood paneling to walls, carpeted stairs to first floor level, under stairs storage cupboard, free standing cast iron column radiator, stripped wooden floor boards.

## RECEPTION ROOM 16'7" x 13'11" (5.08 x 4.26)



Double glazed square bay window to front with bespoke window shutters, coving to ceiling, centre light point with ornate ceiling rose, picture rail, freestanding cast iron column radiator, cast iron open fire with marble mantle over, built in cupboards and display cabinet to alcoves, stripped wooden floor boards.

## DINING ROOM 13'8" x 10'10" (4.17 x 3.32)



Bi-fold double glazed doors to rear leading to garden, coving to ceiling, centre light point with ornate ceiling rose, picture rail, cast iron freestanding column radiator, cast iron open fire with marble mantle over, stripped wooden floor boards.

## KITCHEN 21'1" x 11'9" (6.43 x 3.60)



Hand made bespoke kitchen comprising: a matching range of wall and base units with worktop over, ceramic butler sink with mixer tap. Built in eye level electric oven and grill. Built in four ring induction hob to the kitchen island. Space for an American style fridge freezer, washing machine and dishwasher. Bi-fold doors to rear leading to garden, two Velux windows, inset ceiling spotlights, wall mounted boiler concealed within a kitchen wall cupboard, wall mounted electric panel heater, tiled floor.

## FIRST FLOOR LANDING

Access to loft, doors to all rooms, half height wood paneling to walls, carpet as laid.

**BEDROOM ONE 13'11" into bay x 13'3" (4.26 into bay x 4.05)**



Double glazed square bay window to front with bespoke window shutters, coving to ceiling, centre light point with ornate ceiling rose, picture rail, cast iron free standing column radiator, cast iron feature fireplace, stripped wooden floor boards.

**BEDROOM TWO 13'7" x 8'0" (4.16 x 2.44)**



Double glazed window to rear with bespoke window shutters, centre light point, coving to ceiling, picture rail, cast iron free standing column radiator, engineered wood flooring.

**BEDROOM THREE 9'5" x 8'7" (2.88 x 2.64)**



Double glazed window to front with bespoke window shutter, centre light point, coving to ceiling, cast iron feature fire place, cast iron freestanding column radiator, two floor to ceiling built in wardrobes, engineered wood flooring.

**BEDROOM FOUR 10'2" x 7'10" (3.12 x 2.39)**



Double glazed window to rear with bespoke window shutters, centre light point, cast iron freestanding column radiator, hatch to a built in storage cupboard above the stairs, engineered wood flooring.



### BATHROOM 8'8" x 6'5" (2.66 x 1.97)



Four piece suite comprising: freestanding claw foot bath with central telephone style mixer tap, vanity wash hand basin, walk in shower cubical with glass folding screen and high level flush W.C. Frosted double glazed window to rear with bespoke window shutters, half height wood paneling to walls, inset ceiling spotlights, tiled flooring.

### REAR GARDEN



Side access, patio area, laid to lawn, flower and shrub borders, decking to the rear of the garden, greenhouse, shed, access to summer house.

### SUMMER HOUSE 15'3" x 5'2" (4.67 x 1.6)



Two roof lights, Bi-fold doors, power and light, electric panel heater to wall, tiled floor.

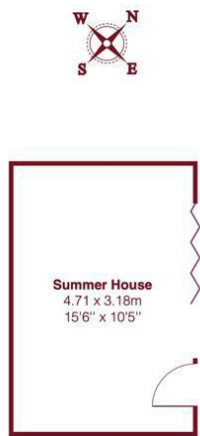
### FRONT GARDEN

Chequer plate path leading to front door, off street parking for two vehicles.

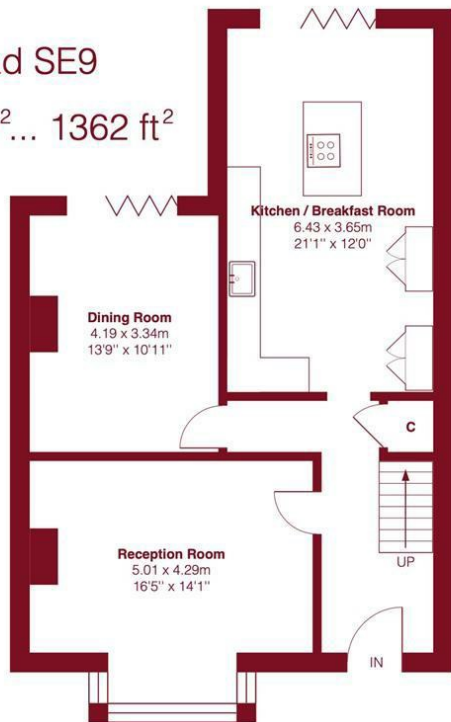
# Floor Plan

Green Vale Road SE9

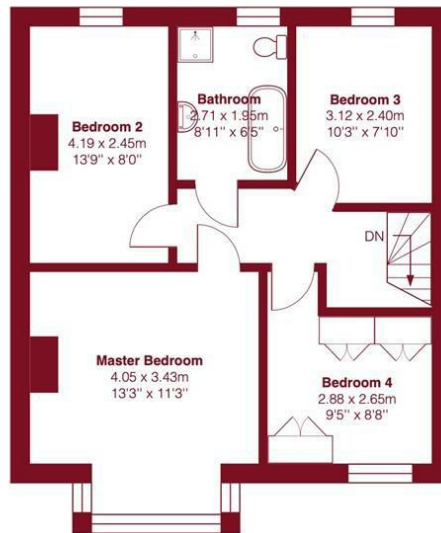
Total Area: 126.5 m<sup>2</sup>... 1362 ft<sup>2</sup>



Out Building



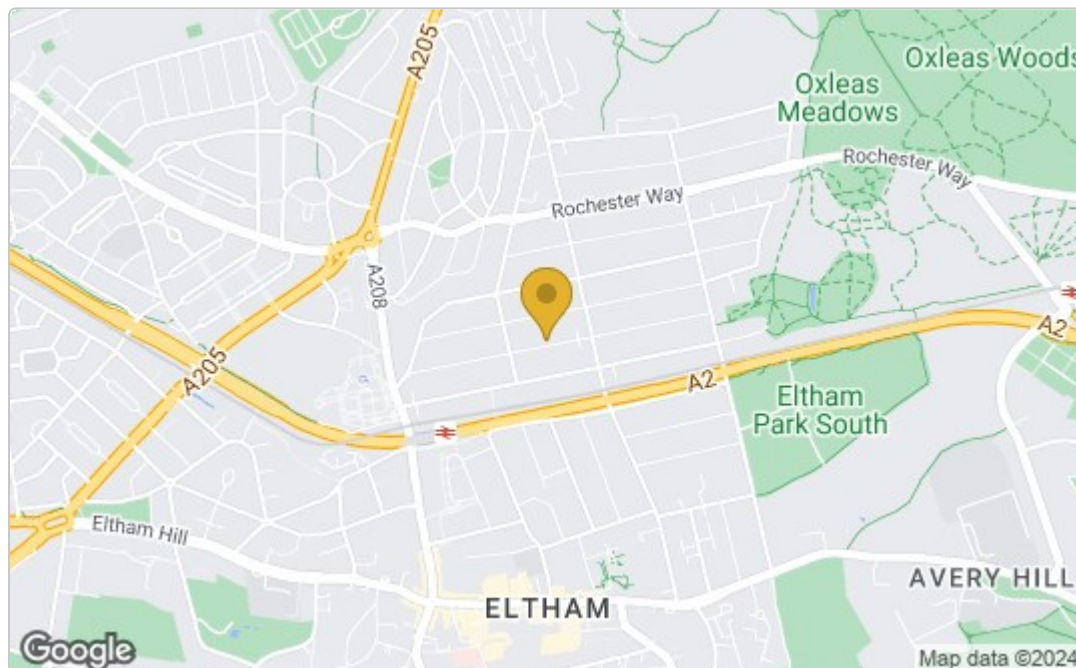
Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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