



## **171 Footscray Road, London, SE9 2SZ**

### **Asking Price £599,990**

Westmount Estates have pleasure in marketing this much improved and highly adaptable FOUR bedroom semi detached family home. Situated between New Eltham and Eltham any prospective buyer has the benefit from close proximity to two mainline stations local and high street shops and excellent road links to both the city and Kent. Internally the accommodation comprises of a lounge, downstairs bathroom, open plan modern kitchen and dining area. To the first floor there are three well appointed bedrooms with a family bathroom and a second staircase to the master bedroom with en-suite bathroom and dressing room. To the rear there is a larger than average garden with two insulated offices. To the front there is a block paved driveway with off road parking for multi vehicles.

EPC rating D. Greenwich Council Tax Band E.





# Footscray Road, London, SE9 2SZ

## ENTRANCE

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

## ENTRANCE HALL

Striped wooden flooring, stairs to first floor, radiator, picture rail, under stairs storage cupboard, coved ceiling, centre light point.

## LOUNGE 15'5" x 10'2" (4.7 x 3.1)

A double glazed window to front, radiator, tiled fireplace with mantle, coved cornice, centre light point.

## DOWNSTAIRS W.C & SHOWER ROOM

A low flush w/c, wall mounted shower (in need of finishing) , extractor fan, coved ceiling, centre light point.

## FITTED KITCHEN AND DINING ROOM

An open plan kitchen and dining area with a range of eye and base units, Granite work surface, floating island with storage under and plumbing for washing machine, range oven with a five ring hob and griddle plate, Granite splashback and extractor fan, double glazed window to rear, one and a half sink unit with drainer, wall mounted concealed boiler, coved ceiling with centre light point, tiled flooring, open to the dining area.

## DINING AREA 19'8" x 14'9" (6.0 x 4.5)

A tiled fireplace with wooden mantle, display cabinet into the chimney recess with Granite shelving, double glazed French patio door for access to the garden.

## LANDING

Stairs to the first floor landing, wooden flooring, second staircase to the master bedroom, picture rail, centre light point.

## BEDROOM TWO 15'5" x 12'1" (4.7 x 3.7)

A double glazed bay window to front, radiator, floor to ceiling wardrobes to one wall with dressing table, engineered wood flooring, tiled fireplace with wooden mantle, picture rail, centre light point.

## BEDROOM THREE 11'5" x 11'9" (3.5 x 3.6)

A double glazed window to rear, Victorian fireplace, Butler sink with mixer taps, radiator, engineered wood flooring,

## BEDROOM FOUR 9'6" x 7'10" (2.9 x 2.4)

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

## FAMILY BATHROOM 8'2" x 7'6" (2.5 x 2.3)

A four piece suite comprising ball and clawfoot roll top bath with mixer taps and shower attachment, pedestal wash hand basin, enclosed wall mounted power shower, low flush w/c, Victorian radiator with towel rail, two double glazed frosted windows to rear, inset spotlights, centre light point.

## SECOND LANDING

A dog-leg staircase to the second landing, window to front, inset shelving, door to bedroom.

## MASTER BEDROOM 12'9" x 12'1" (3.9 x 3.7)

A double glazed French patio door to rear with a Juliette balcony, laminate flooring, inset spotlights, open to the en-suite.

## EN-SUITE BATHROOM 12'5" x 8'2" (3.8 x 2.5)

A larger than average bath with mixer taps, double his and hers vanity wash hand basin with storage under, fully enclosed shower with glass screen, double glazed window to rear, tiled flooring, inset spotlights, extractor fan.

## SEPARATE W.C

A low flush w/c, tiled flooring, inset spotlights.

## DRESSING ROOM 20'0" x 7'10" (6.1 x 2.4)

Two double glazed Velux windows to front, doors to eaves storage, shelving and wardrobe space.

## REAR GARDEN

A sizeable patio area, side access via a lockable gate, laid to lawn large conifer tree for seclusion, mature shrubs and flower borders. Detached timber shed for storage with double glazed door to front and double glazed windows to side.

## DETACHED OFFICE

A insulated detached office with a double glazed French patio door for access to front, internal door for access to a storage area for garden tools.

## FRONTAGE

A block paved driveway to the front for multi vehicle parking.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	84	B	B
86	86	C	C
		D	D
		E	E
		F	F
		G	G

Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

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.