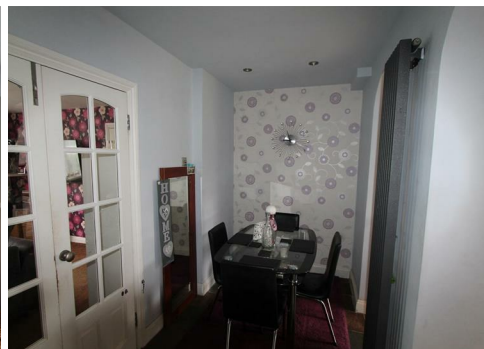




101 Langbrook Road, London, SE3 8RA

Asking Price £535,000

Westmount Estates have pleasure in offering this FOUR bedroom extended end of terraced family home. Situated on the ever popular Brook estates with far reaching views over open sports ground. Internally the accommodation comprises of a sizeable lounge, open plan kitchen and dining area, downstairs bathroom. To the first floor there are three bedrooms and a w/c with a second staircase to the master bedroom and en-suit facilities. The garden to the rear is private with a large detached summerhouse/office ideal for home working. Side access is provide to off road parking for multi vehicles. Greenwich council tax band C. EPC t.b.a. Local stations within easy reach are Eltham mainline station but within walking distance is Kidbrooke Village, which boasts its own Sainsbury's Local, doctors surgery, wine bar and is also Kidbrooke Station (zone 3). The station has direct links to London Charing Cross, London Victoria, and travel links/ DLR to Canary Wharf. CHAIN FREE.



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ENTRANCE

A composite door with a double glazed insert to the entrance hall.

ENTRANCE HALL

A double glazed window to side, stairs to first floor, under stairs storage cupboard with plumbing for a washing machine, radiator with concealed cover, inset spotlights, second storage cupboard.

BATHROOM

A two piece suite comprising panel enclosed bath with mixer taps and shower attachment, shower curtain, pedestal wash hand basin, double glazed frosted glass window to rear, 3/4 tiled walls, radiator, vinyl flooring, inset spotlights.

LOUNGE 14'1" x 12'5" (4.3 x 3.8)

A double glazed window to front, radiator, open chimney, inset spotlight lights, multi paneled French patio doors for access to the dining area.

DINING AREA 13'5" x 6'6" (4.1 x 2.0)

A wall mounted display dresser with storage cupboards under and wine rack, wooden work surface, space for a fridge freezer, tiled flooring, inset spotlights, space for a dining table.

KITCHEN 12'5" x 8'6" (3.8 x 2.6)

Fitted with a range of eye and base units, built in double oven, four ring gas hob with extractor fan over and stainless steel splashback, wooden worksurface with tiled surround, sunken Butler sink with mixer taps, wall mounted boiler, double glazed window to rear, inset spotlights, tiled flooring, double glazed French patio doors for access to the garden, archway to the dining area.

LANDING

Stairs to first floor landing, double glazed window to side, inset spotlights, radiator, second staircase to the master bedroom.

W.C

A low flush w/c, half wood panelled walls, suspended sink unit with mixer taps, double glazed frosted window to side, centre light point.

BEDROOM TWO 12'9" x 9'2" (3.9 x 2.8)

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

BEDROOM THREE 10'9" x 9'2" (3.3 x 2.8)

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

BEDROOM FOUR 9'2" x 6'11" (2.79m x 2.11m)

A dual aspect double glazed windows to side and rear, laminate flooring, centre light point.

SECOND LANDING

A second staircase to a half landing, a double glazed window to side, centre light point, door to the master bedroom.

MASTER BEDROOM 14'5" x 11'9" (4.4 x 3.6)

A double glazed Velux window to front and rear, radiator, floor to ceiling fitted wardrobes, doors to eaves storage space, door to an en-suite facilities.

EN-SUITE BATHROOM

A walk in wall mounted power shower with tiled insert and glass door, concealed low flush w/c, pedestal wash hand basin, double glazed Velux window to rear, towel rail radiator, tiled flooring, extractor fan and inset spotlights.

REAR GARDEN

A decking area, outside lean to area for covered storage, mainly laid to lawn, paved patio area, side access via a lockable double gate, laid to lawn, security lighting, hard standing area for additional secure parking.

SUMMERHOUSE 23'7" x 10'9" (7.2 x 3.3)

An alarmed summerhouse with double doors to the front, power and lighting, windows to front and side, separate internal door for additional storage.

FRONTAGE

A gravel driveway for multi vehicle parking, small flower borders, pathway to front door, security lighting. double gates for access to the rear garden.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worst	Very environmentally friendly - lower CO ₂ emissions	Worst
92-100% A		92-100% A	
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
21-38% F		21-38% F	
1-20% G		1-20% 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.