



190 Grangehill Road, London, SE9 1ST

Asking Price £650,000

Situated on this ever popular road. Westmount Estate's have pleasure in offering this FOUR bedroom extended 'Corbett' family home. Having been loving cared for by the present owner to include an inter-connecting reception room, open plan extended kitchen and breakfast area, ground and en-suite bathrooms. Four well appointed bedrooms and a landscaped garden with an abundance of planting and a detached timber studio/office to the rear.

To the front of the property there is off road parking for multi vehicles. Centrally located for two highly sought after schools open woodland, mainline station and Eltham High Street. Greenwich council tax band D. EPC rating C.



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ENTRANCE

A wooden front door with a frosted leaded light insert to the entrance hall.

ENTRANCE HALL

Stairs to first floor, radiator, dado rail, coved cornice, centre light point, frosted glass leaded light window to front, under stairs storage cupboard.

DOWNSTAIR BATHROOM

A four piece suite comprising a free standing ball and claw foot roll top bath with mixer taps, vanity wash hand basin, walk in power shower with fixed and detachable head, tiled insert, glass door, tiled walls, low flush w/c, extractor fan, tiled flooring, towel rail radiator, inset spotlights.

LOUNGE 24'7" x 11'1" (7.5 x 3.4)

An open lounge. A double glazed bay window to front, radiator, engineered wood flooring, a feature open cast iron fireplace with tiled insert and wooden mantle with tiled hearth, second radiator, coved ceiling, two centre light points.

FITTED KITCHEN 17'0" x 11'5" (5.2 x 3.5)

An open plan kitchen to a breakfast area. Fitted with a range of eye and base units, roll top work surface with tiled surround, plumbing for washing machine, one and a half ceramic sink with drainer and mixer taps, space for a freestanding American style fridge freezer, space for a range oven with extractor fan over, tiled flooring, inset spotlights, double glazed window to rear. Open to the breakfast area with half clad walls, radiator with concealed cover, inset spotlights, double glazed French patio doors for access to the garden.

LANDING

A dog-leg staircase to the landing, dado rail, centre light point, second staircase to the master bedroom.

BEDROOM TWO 15'1" x 11'5" (4.6 x 3.5)

Two double glazed windows to front, floor to ceiling wardrobes to one wall, radiator, three alcove areas with storage cupboards above, laminate flooring, centre light point.

BEDROOM THREE 10'9" x 8'2" (3.3 x 2.5)

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

BEDROOM FOUR 8'2" x 7'6" (2.5 x 2.3)

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

SECOND LANDING

A second staircase to a small landing, a feature exposed brick wall, double glazed Velux window to front, centre light point, door to the master bedroom.

MASTER BEDROOM 16'4" 0'0" x 10'5" (5.0 x 3.2)

Two double glazed Velux windows to the front, a double glazed French patio door to the rear with a Juliette balcony, radiator, engineered wood flooring, substantial built in bedroom furniture to include wardrobes and draws, door to eaves storage area, inset spotlight, door to en-suite facilities.

EN-SUITE BATHROOM

A walk in wall mounted power shower with glass screen, tiled walls, wash hand basin, low flush w/c, double glazed sash window to rear, inset spotlights, towel rail radiator, extractor fan, ceramic tiled flooring.

REAR GARDEN

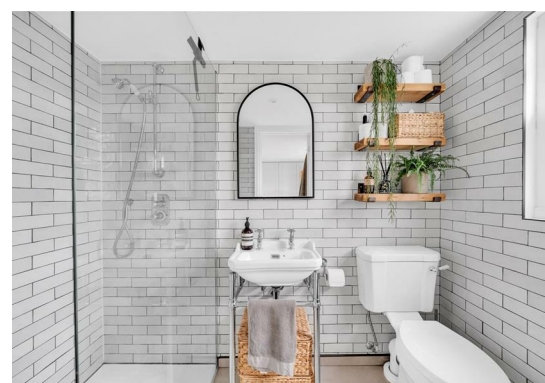
A landscaped garden with a shingled patio area, outside tap and lighting. Awning, steps and raised flower borders to the main garden, laid lawn with and an abundance of raised flower borders proving a multitude of colour, ornamental wild pond, second pebbled area, with a raised vegetable plot. detached timber shed for storage,

WORKSHOP/ STUDIO 15'5" x 7'6" (4.7 x 2.3)

A pitched roof insulated detached workshop/studio with power and lighting.

FRONTAGE

A printed concrete driveway for multi vehicle parking.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100% A		92-100% A	
81-91% B		81-91% B	
69-80% C	69	69-80% C	
54-68% D	71	54-68% D	
39-53% E		39-53% E	
21-38% F		21-38% F	
1-20% G		1-20% G	

Not energy efficient - higher running costs

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.