

# Westmount Estates



Grangehill Road, London, SE9 1SF

**Asking Price £660,000**

Tastefully updated and extended by the current owners is this THREE double bedroom mid terrace family home. As the floor plan suggests the property is arranged to provide: front reception room with bay window, dining room, extended kitchen to the rear and ground floor WC/utility room. To the first floor are TWO double bedrooms and recently fitted bathroom, whilst to the top (second) floor is a spacious master bedroom and well appointed en-suite shower room. Grangehill Road is well positioned for easy access to Eltham mainline train station which boasts a fast and frequent service into central London, The Gordon primary school in it's imposing period building built circa 1904, and the open spaces offered at Eltham park South and Oxleas meadows. EPC rating C. Council tax Greenwich band D. Freehold.



## ENTRANCE

A wooden multi pained frosted glass door to the entrance hall.

## ENTRANCE HALL



Stairs to first floor, engineered wood flooring, under stairs storage cupboards, centre light point, double glazed number window above the front door, radiator with concealed cover.

## UTILITY AND DOWNSTAIRS W.C

A single sink unit with drainer and mixer taps, plumbing for washing machine, a range of eye and base units, worksurface, low flush w/c, double glazed frosted window to rear with bespoke window shutters, towel rail radiator, heated tiled flooring.

## LOUNGE 12'9" x 11'1" (3.9 x 3.4)



A double glazed angled bay window to front with bespoke window shutters, engineered wood flooring, a feature cast iron fireplace with wooden mantle and marble hearth, built in storage cupboards and display shelving into chimney recess, three radiators, coved cornice, centre light point.

## DINING ROOM 10'9" x 10'2" (3.3 x 3.1)



Engineered wood flooring, radiator with bespoke cover, built in storage cupboards with display shelving to one side of the chimney recess, built in draws and storage cupboard to the other side, inset spotlights, centre light point, open to the kitchen.

## FITTED KITCHEN 13'5" x 6'6" (4.1 x 2.0)



A range of eye and base units, laminated work surface with tiled surround, single sink unit with drainer and mixer taps, space for a free standing fridge freezer, built in double oven, four ring induction hob with extractor fan over, two centre strip spotlights, plumbing for dishwasher, two double glazed windows to rear, double glazed door for access to the garden, tiled flooring.

## LANDING

Stairs to first floor, centre light point and a second staircase to the master bedroom.

### **BEDROOM TWO 16'8" x 10'5" (5.1 x 3.2)**



Two double glazed windows to front with bespoke window shutters, mirrored radiator, floor to ceiling wardrobes with dressing table and shelving, picture rail, coved ceiling, centre light point.

### **BEDROOM THREE 12'5" x 8'2" (3.8 x 2.5)**



A double glazed window to rear, two built in wardrobes with storage cupboard above, radiator, centre light point.

### **FAMILY BATHROOM 8'2" x 6'2" (2.5 x 1.9)**



A panel enclosed bath with mixer taps, wall mounted shower attachment with fixed and detachable head rain shower, glass screen, vanity wash hand basin, low flush

w/c, towel rail radiator, inset spotlights, tiled splash back, double glazed frosted window to rear, heated tiled flooring.

### **SECOND LANDING**

A second staircase to the half landing with a double glazed Velux window to front, door to the master bedroom.

### **MASTER BEDROOM 15'1" x 9'10" (4.6 x 3.0)**



An L shaped bedroom with a double glazed Velux window to front, double glazed window to rear, radiator, door to eaves storage space, centre light point, door to en-suite facilities.

### **EN SUITE BATHROOM**



A double width walk in power shower with glass screen, vanity wash hand basin, low flush w/c, double glazed frosted window to rear, inset spotlights, towel rail radiator, tiled flooring.



## REAR GARDEN



A beautifully landscaped garden with a paved patio area, outside tap and lighting, mature flower borders and shrubs to either side of the main garden which is laid to lawn, pathway to a decking and BBQ area. two detached timber shed for storage.

## DETACHED SUMMERHOUSE 9'2" x 7'2" (2.8 x 2.2)



A detached summerhouse with double glazed windows to three sides, French double glazed doors to front, power and lighting, and cat 5 broadband cabling, inset spotlights.

## FRONTAGE

A block paved driveway for multi vehicle parking, mature flower borders and backlighting.

# Floor Plan

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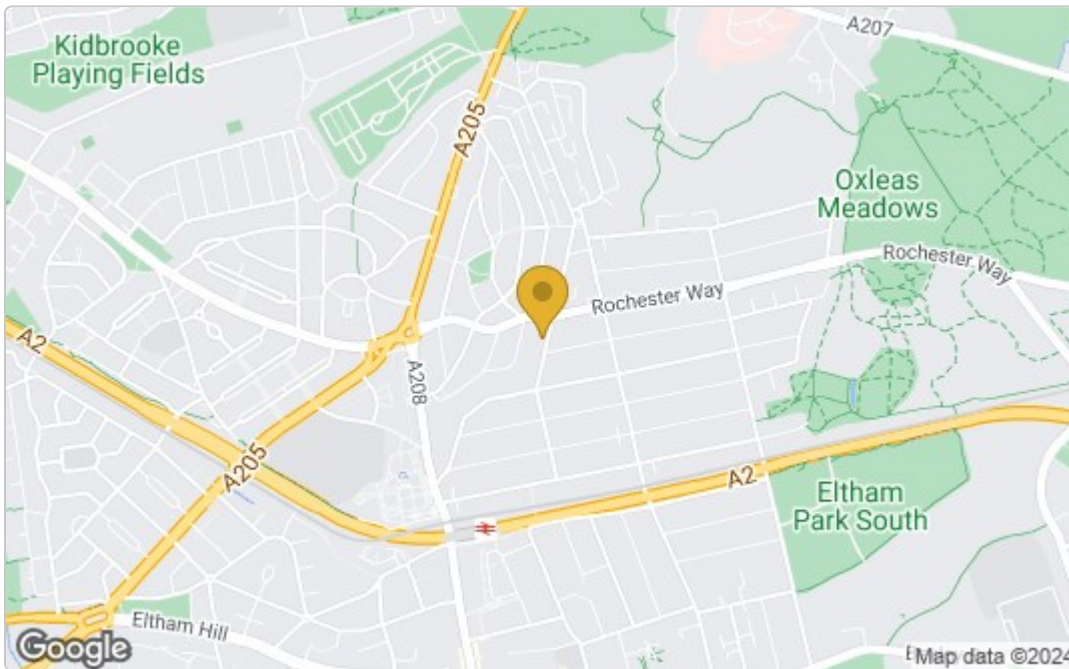
Grangehill Road SE9

Total Area: 104.4 m<sup>2</sup>... 1123 ft<sup>2</sup>

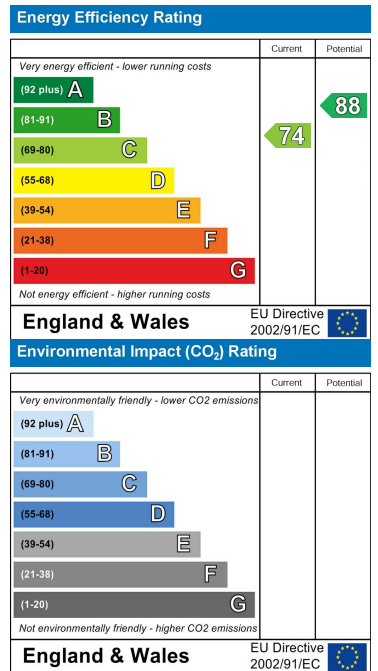


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant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

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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