

Westmount Estates



Oakways, London, SE9 2NZ

Asking Price £340,000

Located at the end of the sought after cul-de-sac which is Oakways is this spacious TWO double bedroom ground floor maisonette. Accessed via it's own front door this property is arranged to provide: an entrance hall, reception room, dining room, kitchen, TWO double bedrooms and bathroom. the property boasts the additional benefit of having a larger than average low maintenance private rear garden accessed via both the dining rooms and side access gate. Located close to Eltham High Street and local transport facilities including numerous bus routes and Eltham Mainline train station. Viewing is a must to fully appreciate all what is on offer. Council tax Greenwich band C, leasehold with Approximately 126 years remaining, service charge£0.00 P/A and ground rent £12.50 per quarter.

ENTRANCE HALL 4'11" x 3'10" (1.5 x 1.18)

UPVC entrance door with double glazed window to side, one and a half built in storage cupboards, centre light point, parquet flooring.

RECEPTION ROOM 13'1" x 12'0" (4.00 x 3.68)



Double glazed window to front, centre light point, radiator, opening to dining room, parquet flooring.

DINING ROOM 9'10" x 9'2" (3.00 x 2.81)



Double glazed sliding patio doors to rear leading to garden, centre light point, radiator, door to kitchen, parquet flooring.

KITCHEN 9'2" x 7'6" (2.80 x 2.30)



Fitted with a matching range of wall and base units with double sink, drainer and mixer tap, four ring electric hob with extractor hood over, space for washing machine and free standing slimline fridge freezer. Double glazed window to rear, Wall mounted boiler, partly tiled walls, vinyl flooring.

INTERNAL HALLWAY

Seven built in storage cupboards, centre light point, vinyl floor tiling.

BEDROOM ONE 13'0" x 11'3" (3.98 x 3.44)



Double glazed window to front, centre light point, built in wardrobe, radiator, carpet as laid.

BEDROOM TWO 11'5" x 7'2" (3.48 x 2.22)



Double glazed window to rear, centre light point, radiator, carpet as laid.

BATHROOM 7'7" x 5'5" (2.33 x 1.66)



Three piece suite comprising: Panelled bath with mixer tap including shower attachment, pedestal wash hand basin with mixer tap and low level flush W.C. Partly tiled walls, vinyl floor tiles, heated towel rail, centre light point.

REAR GARDEN



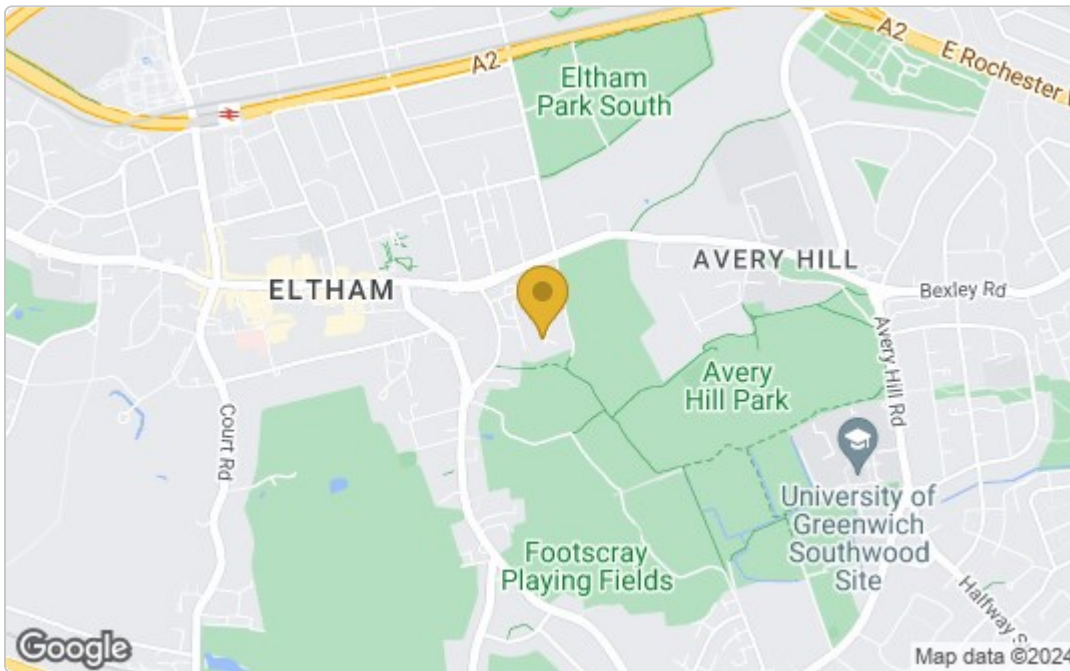
Patio area, mainly laid to lawn, flower and shrub borders, lockable shed suitable for storage of garden furniture and tools, side access gate.

GROUND FLOOR

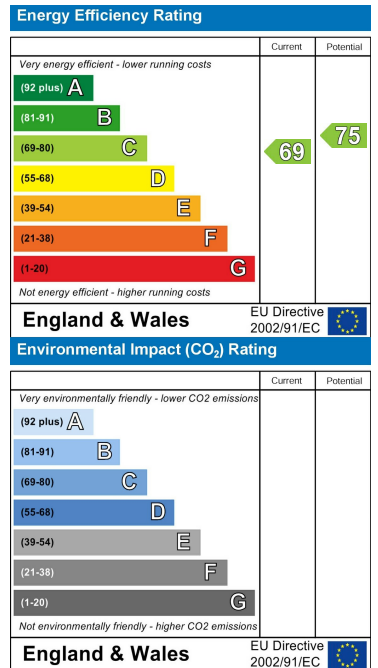


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023.

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.