



161 Glenesk Road, London, SE9 1RD

Asking Price £850,000

Westmount Estates are proud to bring this exceptional FIVE bedroom semi detached family home to the market for sale. Recently renovated to a high standard through and future proofed for all the modern family requires. Internally as the floor plan suggests the property is arranged to provide a reception room with bay window to the front, ground floor W.C. utility room and open plan kitchen/ dining room with bi-folding doors making a seamless transition between the two. to the first floor are THREE well proportioned bedrooms and family bathroom with newly fitted four piece suite and to the second floor are TWO well proportioned bedrooms and en-suite shower room. The property boasts under floor heating to the ground floor. Well situated for access back to the Ofsted outstanding Deansfield primary school, access back to Eltham mainline train station, Oxleas woods and Eltham Park south. Awaiting EPC. Council tax Greenwich band E. Freehold.



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ENTRANCE HALLWAY

UPVC entrance door with half moon double glazed window, double glazed window to side, inset ceiling spot lights, carpeted stairs to first floor level, under stairs storage cupboard, engineered wood flooring.

FRONT RECEPTION ROOM 15'7" into bay x 11'4" (4.75 into bay x 3.46)

Double glazed bay window to front, inset ceiling spotlights, engineered wood flooring with underfloor heating.

GROUND FLOOR W.C. 3'10" x 2'10" (1.17 x 0.87)

Inset ceiling spot light, low level flush W.C with concealed cistern, wall hung wash hand basin with mixer tap, tiled flooring.

UTILITY ROOM 10'5" x 4'2" (3.20 x 1.28)

Fitted worksurface with stainless steel sink and drainer and mixer tap, inset ceiling spotlights, services for the property, tiled flooring.

OPEN PLAN KITCHEN/DINING ROOM 19'8" x 18'0" (6.00 x 5.49)

Newly fitted kitchen comprising: matching range of wall and base units with worktop over, one and a half bowl sink and drainer with mixer tap. Built in electric oven with microwave over, four ring hob with extractor hood over, integrated dishwasher. Bi-folding doors to rear leading to garden, two roof lanterns, inset ceiling spot lights, built in under stairs storage cupboard, double glazed window to side, tiled flooring with under floor heating.

FIRST FLOOR LANDING

Inset ceiling spotlights, doors to all rooms, carpeted stairs to second floor level, double glazed window to side, carpet as laid.

BEDROOM ONE 15'7" into bay x 10'7" (4.76 into bay x 3.24)

Double glazed bay window to front, inset ceiling spot lights, radiator, carpet as laid.

BEDROOM TWO 14'4" x 11'6" (4.39 x 3.53)

Double glazed window to front, inset ceiling spot lights, radiator, carpet as laid.

BEDROOM THREE 8'5" x 6'10" (2.59 x 2.10)

Double glazed window to front, inset ceiling spot lights, radiator, carpet as laid.

FAMILY BATHROOM 10'0" x 6'0" (3.07 x 1.83)

Modern family bathroom with four piece suite comprising: Paneled bath with mixer tap including shower attachment, vanity wash hand basin with mixer tap, walk in shower cubical, low level flush W.C. Frosted double glazed window to rear, inset ceiling spotlights, partly tiled walls, heated towel rail, tiled flooring.

SECOND FLOOR LANDING

Double glazed window to size, doors to all rooms, carpet as laid.

BEDROOM FOUR 12'9" x 9'2" (3.91 x 2.81)

Double glazed window to front, inset ceiling spot lights, built in storage cupboard, radiator, carpet as laid.

BEDROOM FIVE 13'3" x 10'2" (4.05 x 3.10)

Double glazed sliding patio doors to rear to rear, inset ceiling spot lights, radiator, carpet as laid.

EN SUITE SHOWER ROOM 9'11" x 5'6" (3.03 x 1.69)

Newly fitted three piece suite comprising: Shower cubical, vanity wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to rear, heated towel rail, partly tiled walls, tiled flooring.

FRONT GARDEN

Block paved off street parking.

REAR GARDEN

Patio area stepping down to lawned 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
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		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.