

Westmount Estates



Glenesk Road, London, SE9 1RD

Asking Price £799,950

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. EPC rating D. Council tax Greenwich band E. Freehold.

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

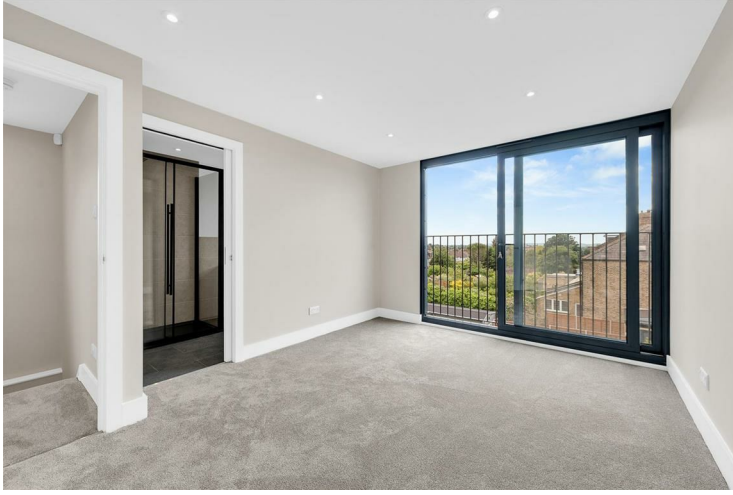
Double glazed window to size, doors to all rooms, carpet as laid.

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.

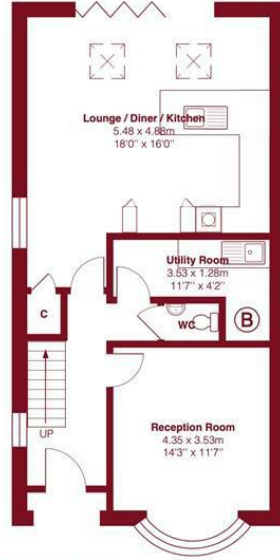
Floor Plan



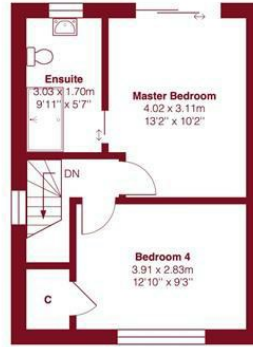
Glenesk Road SE9

Total Area: 143.5 m²... 1545 ft²

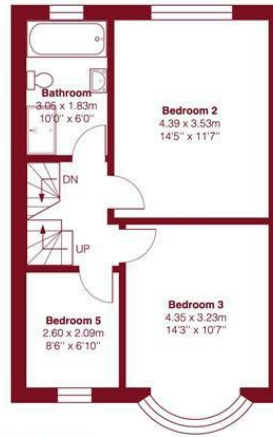
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Ground Floor



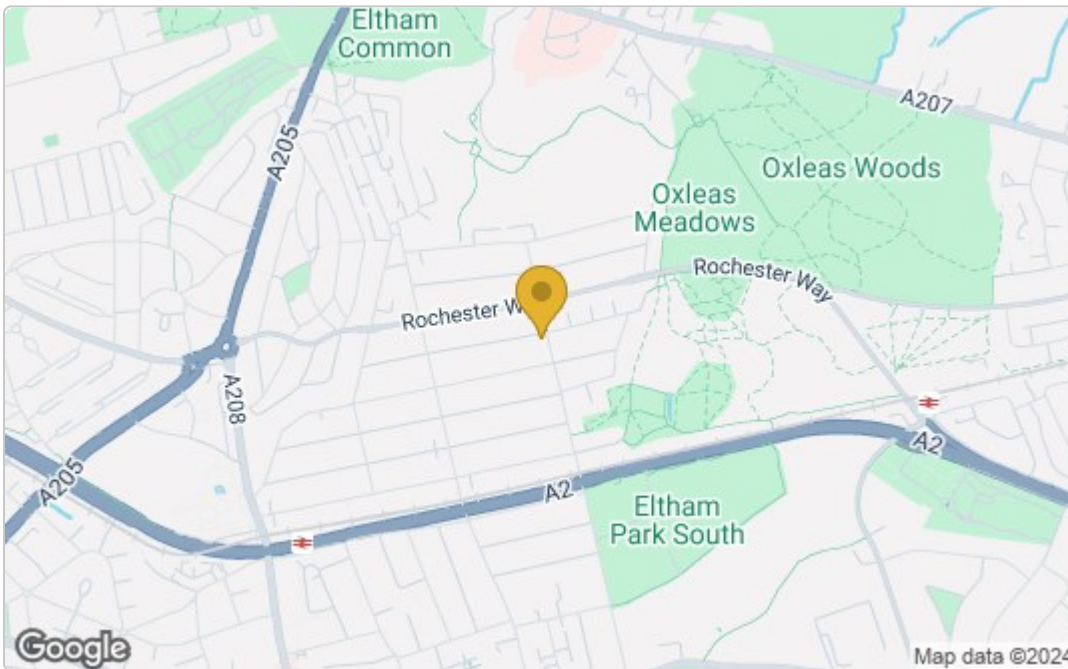
Second Floor



First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72
	61	
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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.

124 Westmount Road, Eltham, London, SE9 1UT

Tel: 020 8859 0101 Email: info@westmountestates.co.uk www.westmountestates.co.uk