

# Westmount Estates



Crookston Road, London, SE9 1YQ

**Asking Price £700,000**

Backing directly onto Oxleas Woods is this beautifully presented FOUR bedroom semi detached family home. Internally the property has been tastefully extended and decorated throughout by its current owners and is ready to welcome its new family. Comprising: fully open plan living downstairs with a front reception area leading onto an open plan kitchen/dining area. To the first floor are THREE well proportioned bedrooms, bathroom and separate W.C. whilst to the top floor is a spacious master bedroom which currently hosts an area for a home office and an en-suite bathroom with four piece suite. To the rear of the property is parking for up to two vehicles and access to Oxleas woods. The Ofsted outstanding Deansfield primary school is moments away from this properties front door. An internal viewing is a must. Awaiting EPC, council tax Greenwich band E, freehold.

## ENTRANCE HALL



UPVC entrance door with frosted glass windows, centre light point, covered radiator, frosted double glazed window to side, carpeted stairs to first floor level, under stairs storage cupboard, engineered wood flooring.

## RECEPTION ROOM 13'4" x 10'7" (4.07 x 3.23)



Double glazed window to front with bespoke window shutters, centre light point, coving to ceiling, covered radiator, engineered wood flooring.

## OPEN PLAN KITCHEN/DINER 23'7" x 19'11" (7.20 x 6.08)



Kitchen area:

Modern fitted kitchen comprising: a matching range of wall and base units with worktop over, double sink unit with chefs mixer tap, Built in eye level electric oven and grill, four ring electric hob with extractor hood over. Integrated dishwasher. Kitchen Island with space for stools and two free standing under counter freezers concealed in base units. Space for fridge freezer. Under stairs storage cupboard housing stacked washing machine and tumble dryer. Frosted double glazed window to side, three centre light points over kitchen island, tiled flooring.

Dining area:

Double glazed patio doors to rear leading to garden with double glazed windows to either side and addition double glazed window to rear, two roof lanterns, inset ceiling spot lights, radiator, engineered wood flooring.

## FIRST FLOOR LANDNG



Frosted double glazed window to side, centre light point, carpeted stairs to second floor landing, doors to all rooms, carpet as laid.

## BEDROOM TWO 13'1" into bay x 11'11" (3.99 into bay x 3.64)



Double glazed bay window to front with bespoke window shutters, centre light point, radiator, carpet as laid.

**BEDROOM THREE 13'5" x 12'0" (4.09 x 3.68)**



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

**BEDROOM FOUR 7'8" x 7'4" (2.36 x 2.25)**



Double glazed window to front with bespoke window shutters, centre light point, radiator, carpet as laid.

**BATHROOM 7'7" x 6'3" (2.32 x 1.92)**



Paneled bath with mixer tap including shower attachment and glass shower screen and a vanity wash hand basin with mixer tap. Frosted double glazed window to rear, partly tiled walls, built in storage cupboard housing wall mounted boiler, heated towel rail, tiled flooring.

**SEPARATE W.C. 4'7" x 2'7" (1.42 x 0.79)**



Frosted double glazed window to side, centre light point, low level flush W.C. partly tiled walls, tiled flooring.

**SECOND FLOOR LANDING**

Roof lantern, inset ceiling spot lights, doors to all rooms, carpet as laid.

**MASTER BEDROOM 19'9" x 11'10" (6.02 x 3.63)**



Double glazed double doors to rear with Juliet balcony and double glazed windows to either side of the doors, two Velux windows, inset ceiling spot lights, eaves storage cupboards, radiator, carpet as laid.

## EN SUITE BATHROOM 9'1" x 7'7" (2.79 x 2.32)



Four piece suite comprising: Floor standing bath with free standing mixer tap, corner shower cubical, his and hers wash hand basins both with mixer taps and vanity units under and low level flush W.C. Frosted double glazed window to rear, inset ceiling spot lights, tiled walls and flooring.

## FRONT GARDEN

Steps leading up to front door, laid to lawn, side access.

## REAR GARDEN

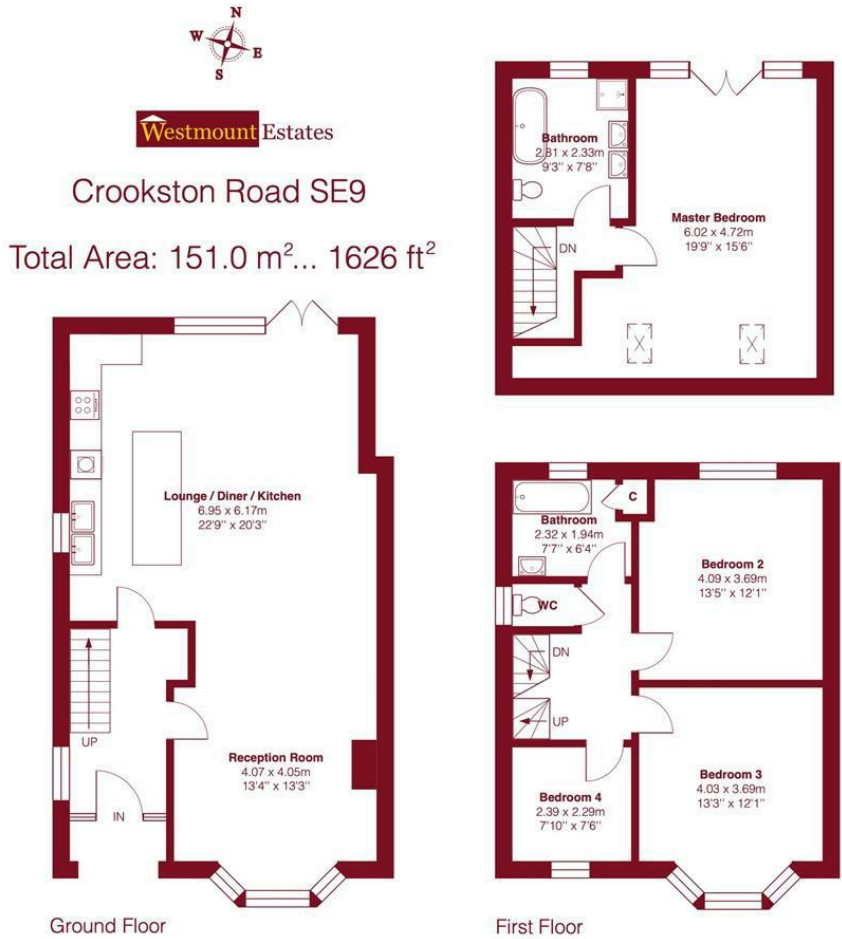


Patio area, artificial lawn, gate to rear to parking. Backing directly on to Oxleas woods.

## PARKING

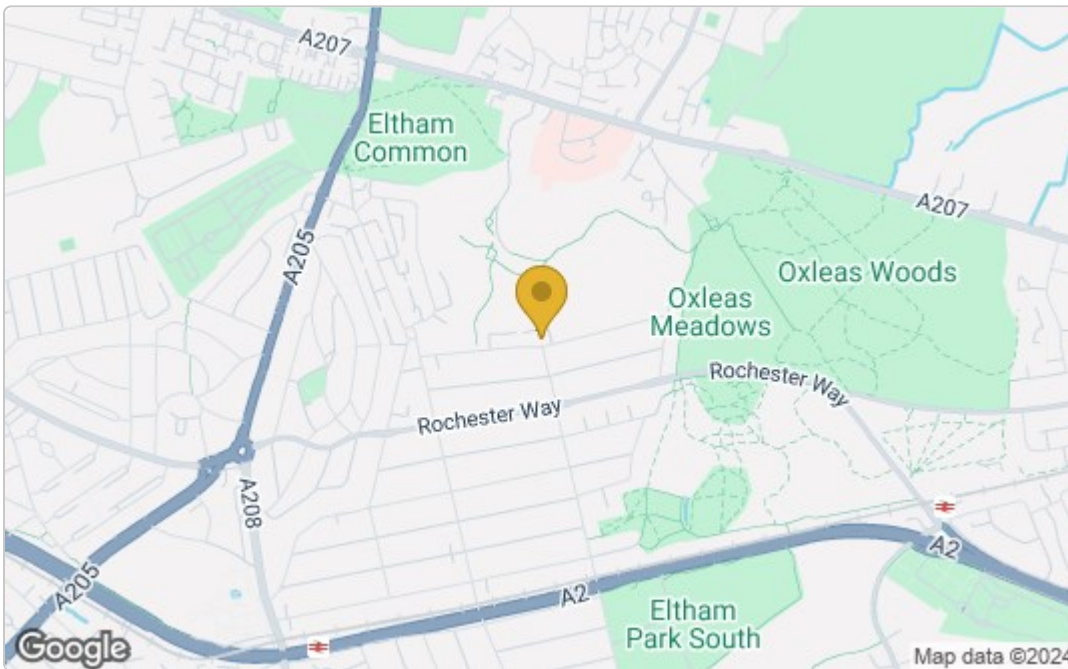
Located at the rear of the property and access via a service road. Parking for up to two vehicles.

# Floor Plan



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

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