

Westmount Estates



Westmount Road, London, SE9 1XQ

Asking Price £750,000

Westmount Estates have pleasure in offering this FOUR bedroom red brick fronted 'Corbett' family home.

Internally the accommodation boasts many original features to include fireplaces in all rooms, coved cornice and ceiling roses. To the ground floor there are two separate reception rooms, modern fitted kitchen and ground floor w/c. To the first floor there are three well appointed bedrooms and a family bathroom with a second staircase to a fourth bedroom with shower facilities. At the rear of the property there is a well kept private garden with off road parking to the front. Situated within close proximity to two sought after schools and open woodland. An internal viewing is highly recommended to appreciate all the property has to offer. Awaiting EPC. Council tax Greenwich band D.

ENTRANCE

An original door with stained glass leaded light insert to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, casement stained glass leaded light window to front, radiator with a concealed cover, engineered wood flooring, dado rail, ornate coved cornice, ornate centre ceiling rose, under stairs storage cupboard.

LOUNGE 15'1" x 14'1" (4.6 x 4.3)



A double glazed bay window with bespoke window shutters, engineered wood flooring, a feature cast iron fireplace with tiled insert, hearth and mantle, radiator, picture rail, ornate coved cornice.

SECOND RECEPTION 12'1" x 11'9" (3.7 x 3.6)



A double glazed Georgian window to rear, radiator with concealed cover, engineered wood flooring, a feature cast iron fireplace with tile insert, hearth and wooden mantle, original display dresser and cupboard space built into the chimney recess, dado rail, picture rail, ornate coved cornice, centre light point.

DOWNSTAIRS W/C & UTILITY ROOM

A dual aspect room with a double glazed Georgian window to rear and side, low flush w/c, wash hand basin, radiator, plumbing for washing machine, space for tumble dryer, tiled flooring, inset spotlights.

FITTED KITCHEN 8'6" x 7'6" (2.6 x 2.3)



A modern fitted kitchen with a range of eye and base units, sink unit with mixer taps, built in oven, four ring hob with extractor fan over, double glazed window to rear, double glazed door for access to garden, four way centre spotlights, tiled flooring, integrated fridge, radiator.

LANDING

A dog-leg staircase to the first floor, dado rail, picture rail, engineered wood flooring, centre light point, second staircase to the fourth bedroom.

BEDROOM ONE 15'5" x 11'1" (4.7 x 3.4)



A double glazed bay window to front with bespoke window shutters, a feature cast iron fireplace with tiled hearth and insert, picture rail, radiator, centre light point.

BEDROOM TWO 11'9" x 11'5" (3.6 x 3.5)

A double glazed Georgian window to rear, a feature cast iron fireplace, radiator, engineered wood flooring, centre light point.

BEDROOM THREE 9'10" x 8'6" (3.0 x 2.6)



A double glazed window to front with bespoke window shutters, radiator, a feature cast iron fireplace, engineered wood flooring, picture rail, centre light point.

FAMILY BATHROOM 8'10" x 8'2" (2.7 x 2.5)



A three piece suite comprising a free standing bath with mixer taps and shower attachment, pedestal wash hand basin, low flush w/c, built in storage cupboard housing a wall mounted boiler, double glazed frosted window to rear, half tiled walls, tiled flooring, radiator, three way centre spotlight.

SECOND LANDING

A dog-leg staircase to the fourth bedroom, dado rail, stained glass leaded light door, centre light point.

BEDROOM FOUR 15'1" x 7'6" (4.6 x 2.3)



Two double glazed Velux windows to front and rear, door to eaves storage, radiator, laminate flooring, radiator.

EN-SUITE FACILITIES



A wall mounted shower with tiled insert and glass screen, pedestal wash hand basin.

REAR GARDEN



A private rear garden with a paved patio area, shingled

area, outside tap and lighting, raised flower borders, the main garden is laid to lawn with a hardstanding area to the rear of the garden.

FRONTAGE

A paved driveway for off road parking, mature lavender garden, tiled pathway to the front door.

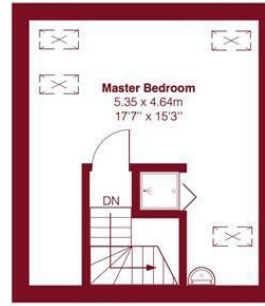
Floor Plan



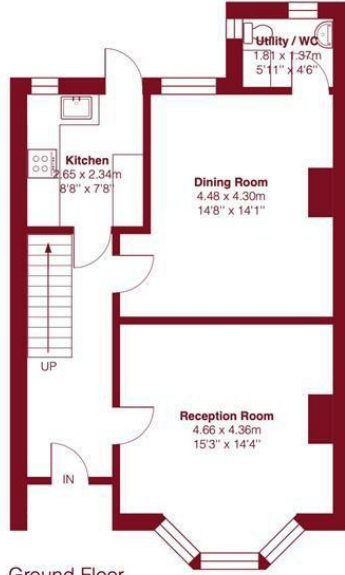
Westmount Road SE9

Total Area: 130.8 m²... 1408 ft²

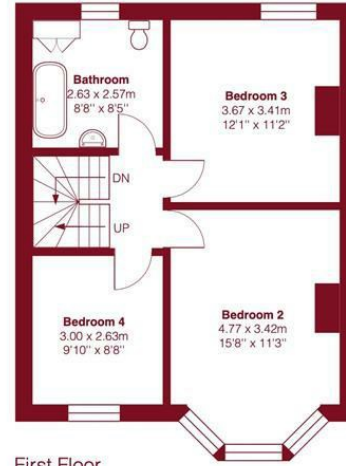
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Second Floor



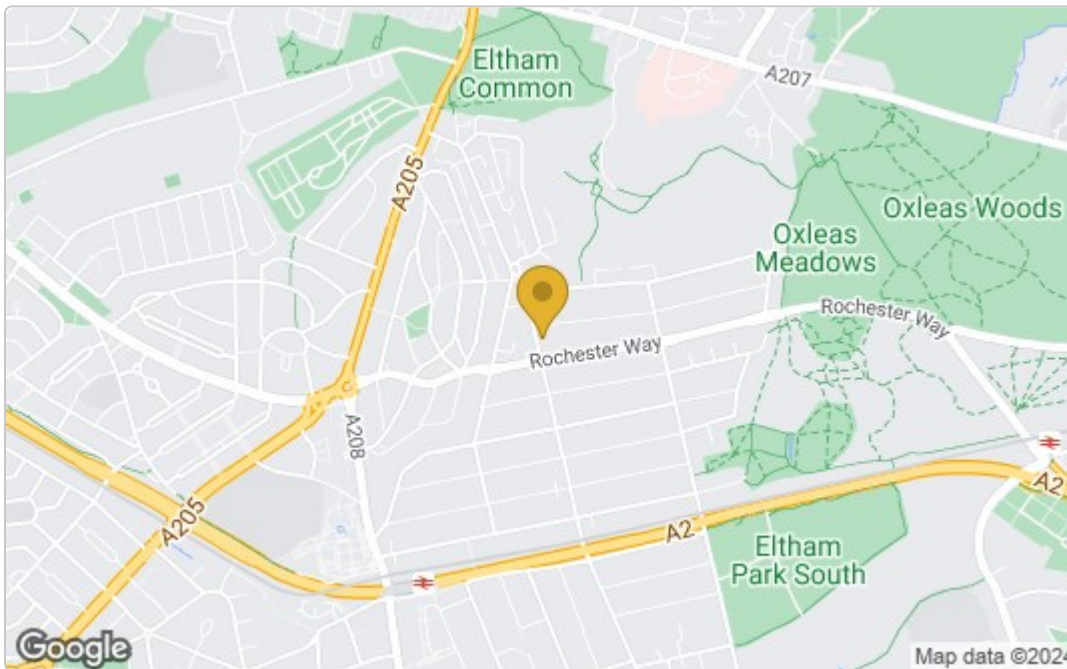
Ground Floor



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		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) 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.

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