

Westmount Estates



Greenvale Road, London, SE9 1PB

Asking Price £795,000

Offered to market for the first time in over 50 years comes this Edwardian 'Corbett' family home. Internally on the ground floor the property boasts two separate reception rooms, open plan kitchen and breakfast room. To the first floor there are four bedrooms and a four piece bathroom suite. The garden to the rear is private and well established with an L shaped workshop to the rear. To the front there is a block paved driveway for multi vehicle parking. Situated on this ever popular tree lined road and just a short walk to Eltham mainline station and High Street with two sought after schools close at hand the home has the added benefit of being offered with no onward chain. EPC rating C. Council tax Greenwich band E.

ENTRANCE

A wooden door with a stained glass leaded light window to the entrance hall.

ENTRANCE HALL



An L shaped hallway, engineered wood flooring, stairs to the first floor, radiator, picture rail, dado rail, ornate coved cornice, ornate centre ceiling rose, centre light point, numbered casement window to front, engineered wood flooring, under stairs storage cupboard.

LOUNGE 16'8" x 14'1" (5.1 x 4.3)



A double glazed bay window to front, two radiators, fireplace with marble hearth and surround and wooden mantle, picture rail, coved ceiling, centre light point.

SECOND RECEPTION 13'9" x 10'9" (4.2 x 3.3)



A multi pained French patio door for access to the garden, double glazed window above, open fireplace with a tiled surround and wooden mantle, bespoke shelving into the chimney recess, radiator, picture rail, coved ceiling, centre light point.

BREAKFAST ROOM 10'5" x 9'10" (3.2 x 3.0)



Engineered wood flooring, free standing stove into chimney recess with a wooden mantle, two built in bespoke cupboards either side, radiator, ornate coved cornice, ornate centre ceiling rose, centre light point, open plan to the kitchen.

FITTED KITCHEN 12'1" x 9'6" (3.7 x 2.9)



Fitted with a range of eye and base units, roll top work surface and splash back, free standing Range oven and extractor fan over, integrated dishwasher and plumbing for a washing machine. Butler sink with drainer and mixer taps, two double glazed sash windows to rear, double glazed door for access to the garden, two double glazed Velux windows for additional natural light, inset spotlights.

LANDING

A dog-leg staircase to the first floor, dado rail, picture rail, access to loft via hatch, centre light point.

BEDROOM ONE 14'1" x 13'1" (4.3 x 4.0)



A double glazed bay window to front, radiator, and extensive range of bedroom furniture to include fitted wardrobes with storage above, drawers and dressing table, bedside cabinets, coved ceiling, picture rail, centre light point.

BEDROOM TWO 13'5" x 9'6" (4.1 x 2.9)



A double glazed window to rear, radiator, coved ceiling, centre light point.

BEDROOM THREE 8'10" x 8'6" (2.7 x 2.6)



A double glazed window to front, radiator, coved ceiling, picture rail, centre light point.

BEDROOM FOUR 7'10" x 4'7" (2.4 x 1.4)



A double glazed sash window to rear, wall mounted boiler, inset spotlight.

BATHROOM 10'2" x 7'6" (3.1 x 2.3)



A four piece suite comprising a corner panel enclosed bath with mixer taps, pedestal wash hand basin, low flush w/c, walk in Jacuzzi shower with double width screen, tiled insert, inset spotlights, vanity medicine cabinet, double glazed frosted sash window to rear with bespoke window shutters, coved ceiling, towel rail radiator.

REAR GARDEN



A private well stocked rear garden with a large patio, outside tap, lighting and power, mature shrubs and flower borders, detached timber storage shed, second paved patio to rear for late afternoon sun.

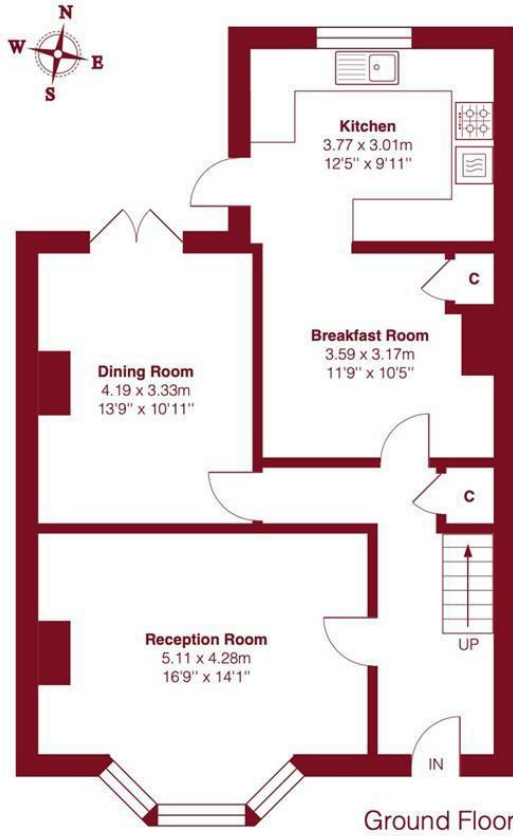
WORKSHOP 15'5" x 11'5" (max) (4.7 x 3.5 (max))

A detached L shaped workshop with power and lighting, bench with vice, window and door to front.

FRONTAGE

A block paved driveway for multi vehicle parking.

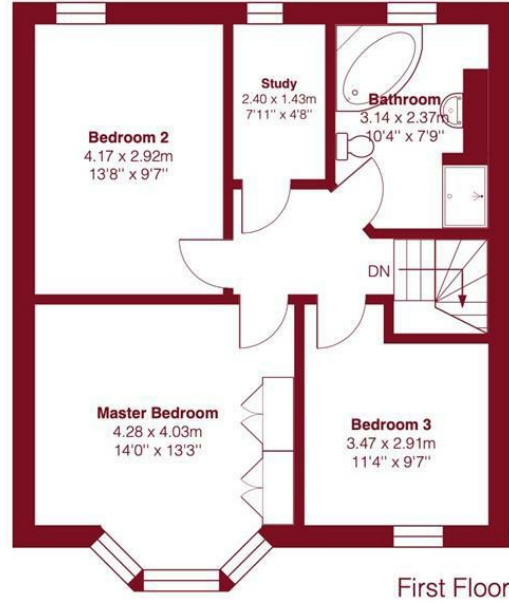
Floor Plan



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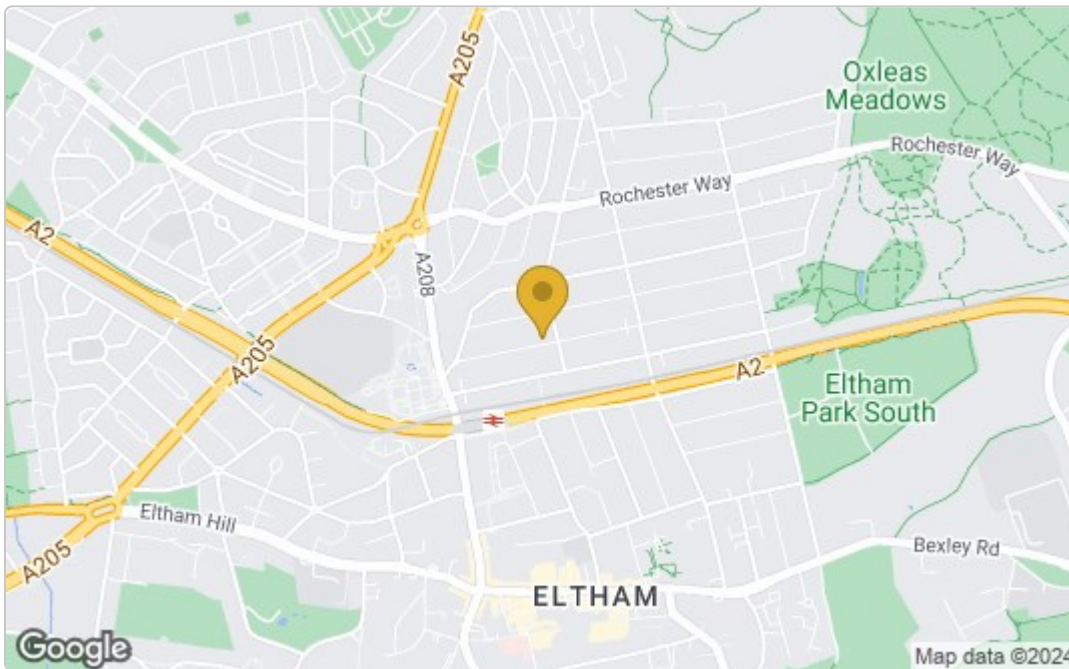
Greenvale Road SE9

Total Area: 124.5 m²... 1340 ft²



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			
England & Wales		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			
England & Wales		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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