

Westmount Estates



Glenesk Road, London, SE9 1RD

Asking Price £575,000

Located on this popular and sought after road within the heart of Eltham Park comes this THREE bedroom end of terrace family home. Internally the property is arranged to provide: Front reception room which is currently open to the dining room creating a bright and spacious through room, kitchen and W.C to the ground floor whilst to the first floor there are THREE well proportioned bedrooms, bathroom and separate W.C. Well located for access back to Eltham Mainline train station which offers a fast and frequent to numerous London termini including London Victoria, Charing Cross, Waterloo East and London Bridge and set within walking distance to Deansfield, Gordon and St Mary's primary schools. Freehold. Council tax Greenwich band D. EPC rating D.

ENTRANCE HALL



Multi painted entrance door with frosted glass, frosted double glazed window to side, coving to ceiling, carpeted stairs to first floor level, under stairs storage cupboard, radiator, carpet as laid.

RECEPTION ROOM 15'7" into bay x 11'5" (4.75 into bay x 3.48)



Double glazed bay window to front, centre light point, coving to ceiling, electric fire (untested), radiator, carpet as laid.

DINING ROOM 14'9" x 10'6" (4.50 x 3.21)



Double glazed sliding patio doors to rear to garden,

centre light point, coving to ceiling, hatch through to kitchen, radiator, carpet as laid.

KITCHEN 14'3" x 6'11" (4.36 x 2.12)



Fitted with a matching range of wall and base units with work surface over, sink and drainer with mixer tap, built in electric oven and grill with four ring electric hob over, Space for under counter fridge and washing machine. Double glazed door to rear leading to garden, frosted double glazed window to side. Multi point centre light point, partly tiled walls, carpet floor tiles.

GROUND FLOOR W.C. 3'11" x 2'6" (1.20 x 0.77)



frosted double glazed window to side, low level flush W.C. with concealed cistern, wash hand basin, inset ceiling spot lights, tiled flooring.

FIRST FLOOR LANDING

Frosted double glazed window to side, access to loft, doors to all rooms, carpet as laid.

BEDROOM ONE 15'5" into bay x 10'10" (4.71 into bay x 3.31)



Double glazed bay window to front, centre light point, coving to ceiling, built in storage cupboard, radiator, carpet as laid.

BEDROOM TWO 15'0" x 11'5" (4.59 x 3.49)



Double glazed window to rear, centre light point, coving to ceiling, built in storage cupboard housing wall mounted boiler, radiator, carpet a laid.

BEDROOM THREE 8'4" x 6'8" (2.56 x 2.05)



Double glazed window to front and side, centre light point, coving to ceiling, built in storage cupboard, radiator, carpet as laid.

BATHROOM 7'3" max x 6'0" (2.22 max x 1.85)



Frosted double glazed window to rear, paneled bath with mixer tap including shower attachment and frosted glass shower screen, pedestal was hand basin, partly tiled walls, radiator, vinyl flooring.

SEPARATE W.C. 4'4" x 3'1" (1.33 x 0.94)



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

FRONT GARDEN

Hard standing front garden with mature trees and shrubs.

REAR GARDEN



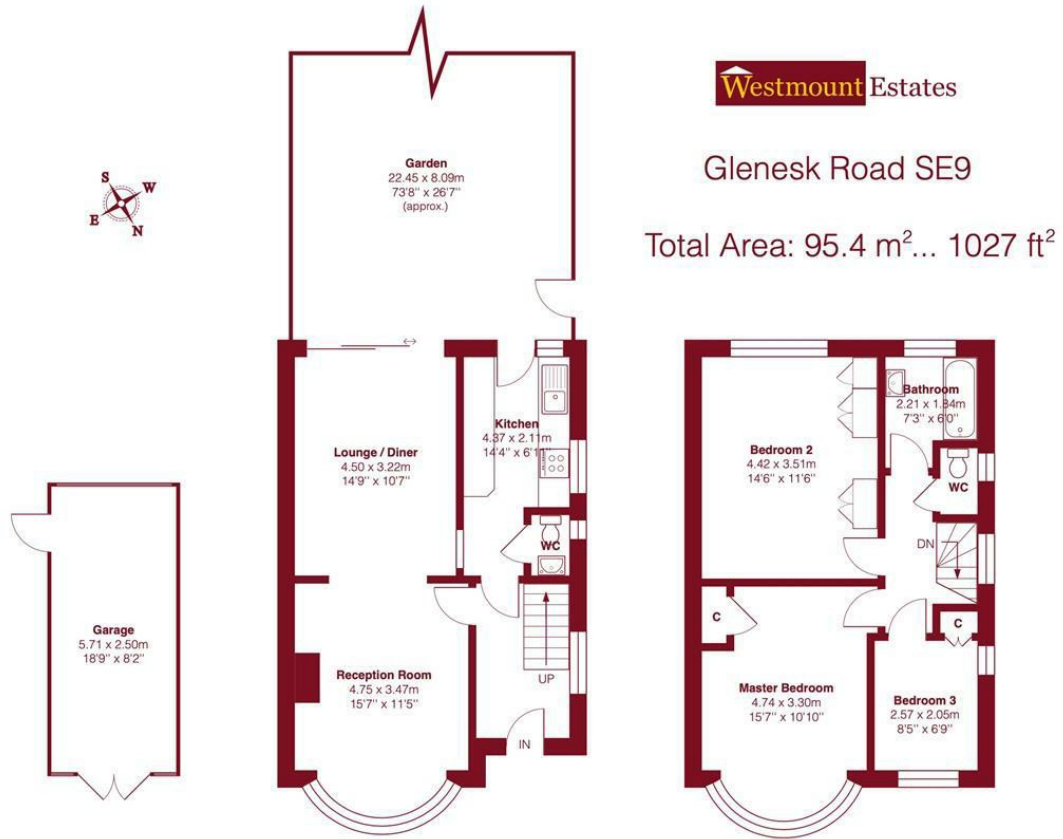
Mainly laid to lawn, mature trees and shrubs, patio area, side access.

DETACHED GARAGE



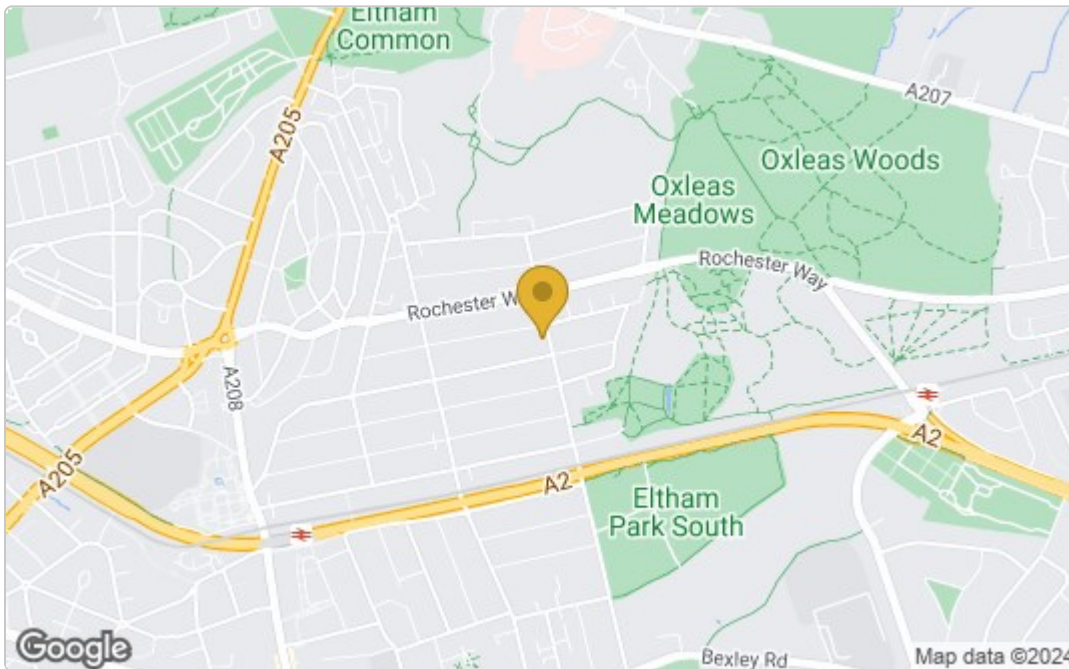
Double opening doors to front.

Floor Plan

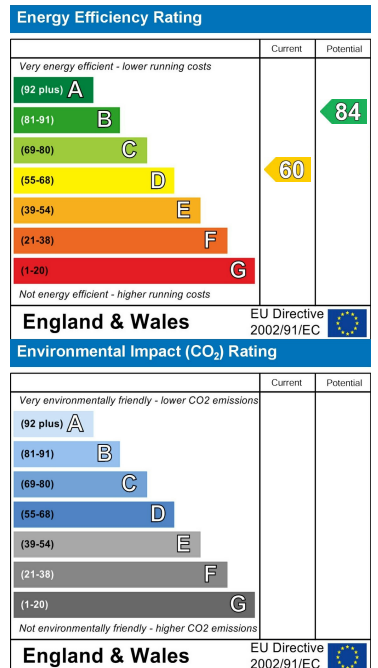


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

Area Map



Energy Efficiency Graph



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.