

Westmount Estates



Glenesk Road, London, SE9 1RD
Offers In Excess Of £600,000

Offered to market with no onward chain. Westmount Estates have pleasure in offering this THREE bedroom semi detached family home. Internally the accommodation comprises of an inter-connecting reception room, fitted integrated kitchen, three well appointed bedrooms and a family bathroom. To the rear of the property there is a well kept private garden with a detached garage to the side which is accessed via a shared driveway. To the front there is a block paved driveway for multi vehicle off road parking. Situated within the heart of Eltham Park with three highly sought after schools close at hand and being just moments away from Eltham Park North and South with vast open greenery on your door step. Greenwich council tax band D. EPC tba.

ENTRANCE PORCH

Double glazed French patio doors for access to the enclosed entrance porch.

ENTRANCE

A wooden door with leaded light insert to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, double glazed frosted window to side, radiator, under stairs storage cupboard, centre light point.

LOUNGE 14'1" x 11'5" (4.3 x 3.5)

A double glazed bay window to front with leaded light window to front, coved ceiling, centre light point, archway to the second reception.

SECOND RECEPTION ROOM 14'9" x 10'5" (4.5 x 3.2)



A feature brick fireplace with tiled hearth and wooden mantle, shelving to either side of the chimney recess, radiator, double glazed sliding patio door for access to the garden doors for access to the garden, coved ceiling, centre light point.

FITTED KITCHEN 11'1" x 6'6" (3.4 x 2.0)



A galley kitchen with a range of eye and base units, wooden work surface with tiled surround, built in oven and four ring hob, 1 1/2 sink unit with drainer and mixer taps, wall mounted boiler, vinyl flooring, plumbing for washing machine, double glazed frosted window to side, alcove under stairs for pantry area, double glazed window to rear and double glazed door for access to the garden.

LANDING

A dog-leg staircase to the landing, double glazed frosted window to side, access to the loft via hatch.

BEDROOM ONE 15'8" x 8'10" (to wardrobes) (4.8 x 2.7 (to wardrobes))



A double glazed angled leaded light bay window to front, floor to ceiling mirrored wardrobes to one wall, radiator, picture rail, two centre light point.

BEDROOM TWO 14'9" x 11'9" (4.5 x 3.6)



A double glazed window to rear, built in wardrobe with storage cupboards above, radiator, two centre light points.

BEDROOM THREE 8'2" x 6'6" (2.5 x 2.0)



A dual aspect room with a double glazed leaded light windows to side and front, radiator, centre light point.

BATHROOM



A two piece suite comprising panel enclosed bath with mixer taps and shower attachment, vanity wash hand basin with storage cupboards under, radiator, tiled walls, double glazed frosted window to rear, coved ceiling, centre light point.

SEPARATE W.C

A low flush w/c, doubler glazed frosted window to side, centre light point.

REAR GARDEN



A superbly kept rear garden which is secluded. South facing with a paved patio area, side access via a lockable gate, outside tap and lighting, ornamental garden pond with rockery and mature flowers and shrubbery. The main garden is laid to lawn.

DETACHED GARAGE 16'4" x 9'2" (5.0 x 2.8)

Double doors with glass insert to the front, windows to side and rear, power and lighting, door for access to the garden.

FRONTAGE

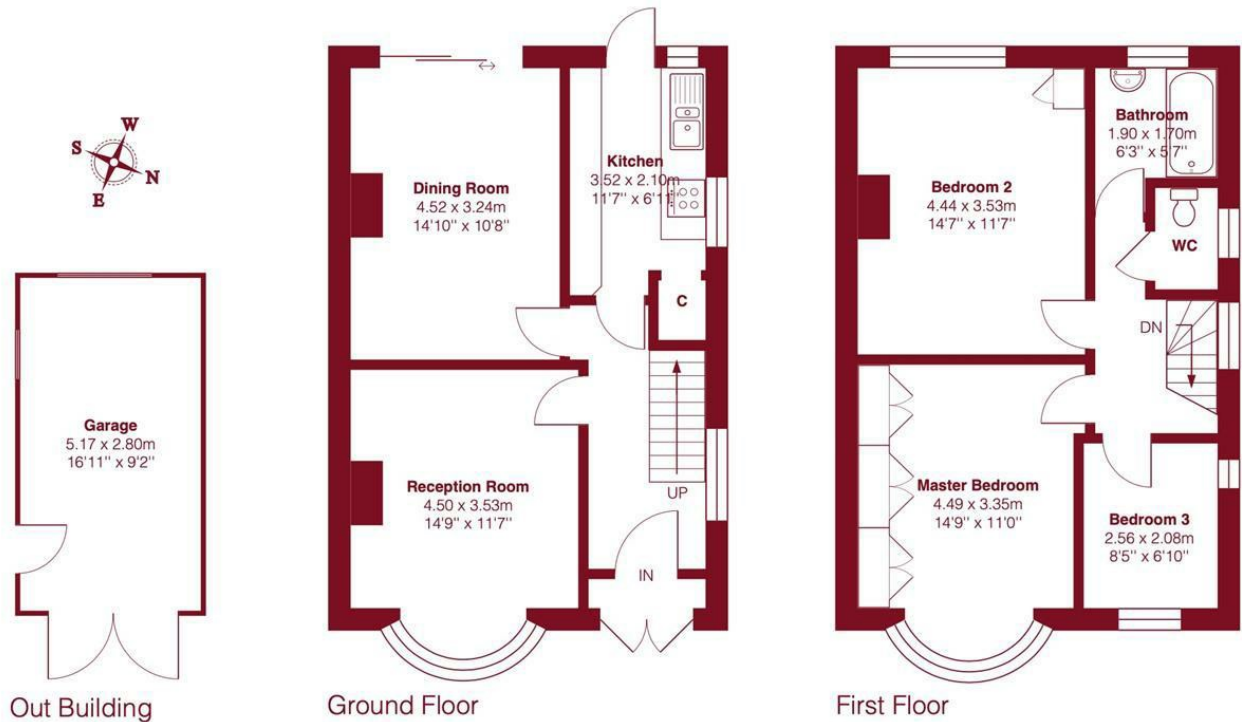
A block paved driveway, brick retaining wall with flower borders, side access to a lockable gate to the garden.

Floor Plan

Glenesk Road SE9

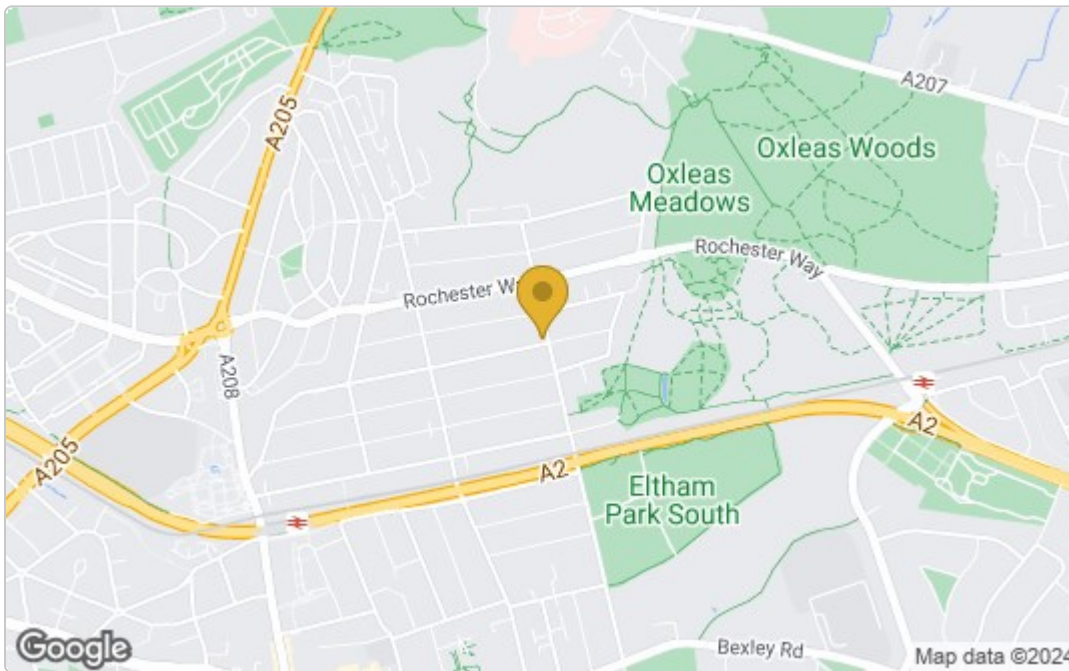
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Total Area: 95.3 m²... 1026 ft²



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	

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