

Westmount Estates



Grangehill Road, London, SE9 1SF

Asking Price £600,000

Located on this sought after road in the heart of the Corbett Estate is this EXTENDED THREE bedroom mid terrace family home. Internally the property is offered in beautiful condition throughout and is arranged to provide a front reception room, internal second reception with an extended kitchen/dining room to the rear and shower room to the ground floor. To the first floor are three well proportioned bedrooms. Located within striking distance of Gordon Primary School, Eltham mainline train station offering a fast and frequent service into multiple London Termini including London Bridge, Waterloo East, Charing Cross and London Victoria and Eltham High Street with an array of shops and restaurants and the recent addition of a cinema. Council Tax Greenwich band D, awaiting EPC. Freehold.

ENTRANCE

Wooden door with a double glazed bevelled leaded light insert to the entrance hall.

ENTRANCE HALL



Lminate flooring, stairs to first floor, radiator, under stairs storage cupboard, centre light point,.

DOWNSTAIRS BATHROOM



A three piece suite comprising a wall mounted walk in shower with glass double doors surround, low flush w/c, vanity wash hand basin with storage space under, laminate flooring, towel rail radiator, tiled splashback, inset spotlights.

LOUNGE 13'1" 11'5" (4.0 3.5)



A double glazed bay window to front, laminate flooring, a feature open fireplace with Granite hearth and wooden mantle, radiator, picture rail, covered ceiling, centre light point.

SECOND RECEPTION 11'1" x 10'5" (3.4 x 3.2)



Open to the kitchen, laminate flooring, radiator, covered ceiling, centre light point.

FITTED KITCHEN 16'4" x 9'10" (5.0 x 3.0)



An extended fitted kitchen with a range of eye and base units, roll top work surface with tiled surround, built in oven with five ring gas hob, extractor fan above, single

sink unit with stainless steel drainer and mixer taps, integrated dishwasher, plumbing for washing machine and space for a tumble drier, space for a free standing fridge freezer, wall mounted concealed boiler, double glazed window to rear, double glazed patio door for access to the garden, inset spotlights, coved ceiling, laminate flooring.

LANDING

A dog-leg staircase to the landing with access to the loft via hatch, centre light point.

BEDROOM ONE 15'1" x 9'6" (4.6 x 2.9)



Two double glazed windows to front, radiator, floor to ceiling wardrobes to one wall, centre light point.

BEDROOM TWO 12'1" x 8'2" (3.7 x 2.5)



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

BEDROOM THREE 8'2" x 6'2" (2.5 x 1.9)



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

REAR GARDEN



A well kept private garden with a decking area, outside tap and lighting, mainly laid to lawn with mature fruit trees, and flower borders, detached timber shed for storage.

FRONTAGE

A block paved driveway for multi vehicle parking.

Floor Plan

Grangehill Road SE9



Total Area: 90.1 m²... 970 ft²



Ground Floor

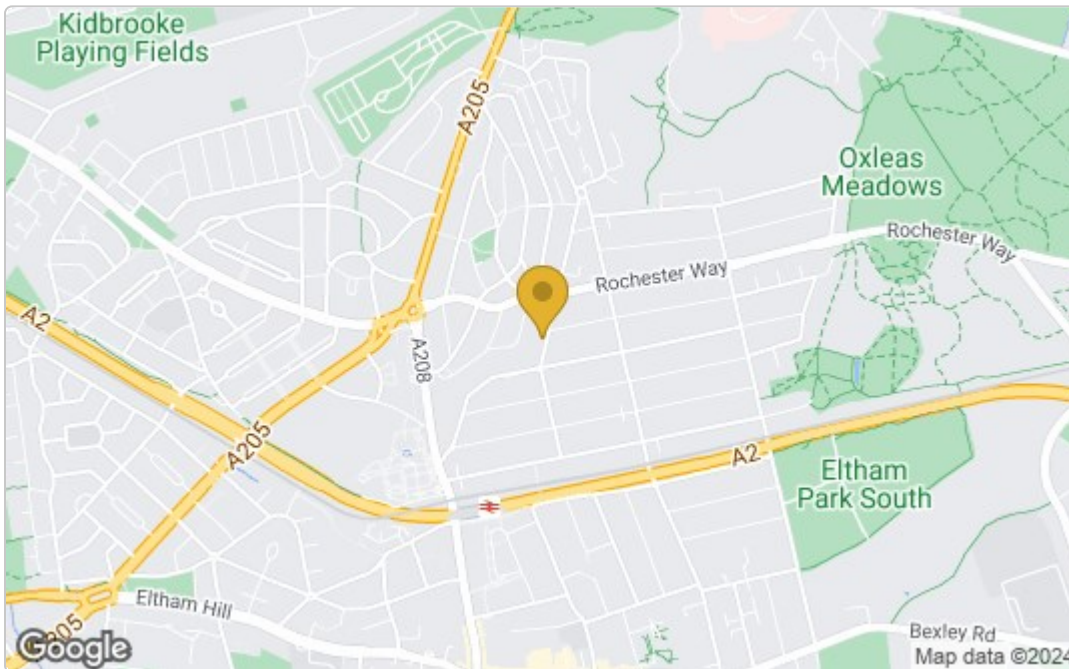
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First Floor

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			
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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