

Westmount Estates



Eltham Park Gardens, Eltham, SE9 1AR

£2,300 PCM

Available MID-SEPTEMBER comes this THREE bedroom family home in a cul de sac location on one of Eltham's most sought after road. Decorated and presented to a very high standard to include a large lounge, separate dining room which is open to an integrated modern kitchen. To the first floor there are three well appointed bedrooms and a modern three piece bathroom suite. To the rear there is a private garden with a detached summerhouse to the rear. Off road parking is provide by the way of a block paved driveway.

ENCLOSED ENTRANCE PORCH

A door to an enclosed entrance hall, wall mounted light, windows to front and side, multi paneled door to entrance hall.

ENTRANCE HALL

Stairs to first floor, under stairs storage area, frosted window to front, radiator, door housing meter cupboards.

LOUNGE 13'2" x 13'0" (4.01 x 3.96)



A double glazed bay window to front, radiator, a feature open fire with tiled hearth mantle and surround, picture rail, centre light point.

DINING ROOM 12'6" x 10'11" (3.81 x 3.33)



A multi paneled french patio door for access to the garden, windows either side and above, a feature fireplace with tiled surround and bespoke display cupboards, radiator, centre light point.

FITTED KITCHEN 7'10" x 7'6" (2.39 x 2.29)



A range of eye and base units, laminate work surface, butler sink with drainer, space for a free standing oven, door for access to the garden, window to rear, centre light point.

LANDING

Access to loft via hatch, centre light point, coved ceiling.

BEDROOM ONE 13'6" x 13'5" (4.11 x 4.09)



A double glazed bay window to front, radiator, centre light point, built in storage cupboard.

BEDROOM TWO 13'11" x 10'6" (4.24 x 3.20)



A window to rear, radiator, built in storage cupboard, picture rail, centre light point.

BEDROOM THREE 7'9" x 6'11" (2.36 x 2.11)



A window to front, radiator, centre light point.

BATHROOM 7'11" x 6'9" (2.41 x 2.06)



A three piece suite comprising a panel enclosed bath with pedestal wash hand basin, low flush w/c, cupboard housing tank and airing space, frosted window to rear, centre light point.

REAR GARDEN



A larger than average garden, paved patio area with a brick retaining wall and steps to the main garden, mainly laid to lawn with mature shrubs and tree and flower borders, a l shaped timber workshop, overlooking open parkland to the rear.

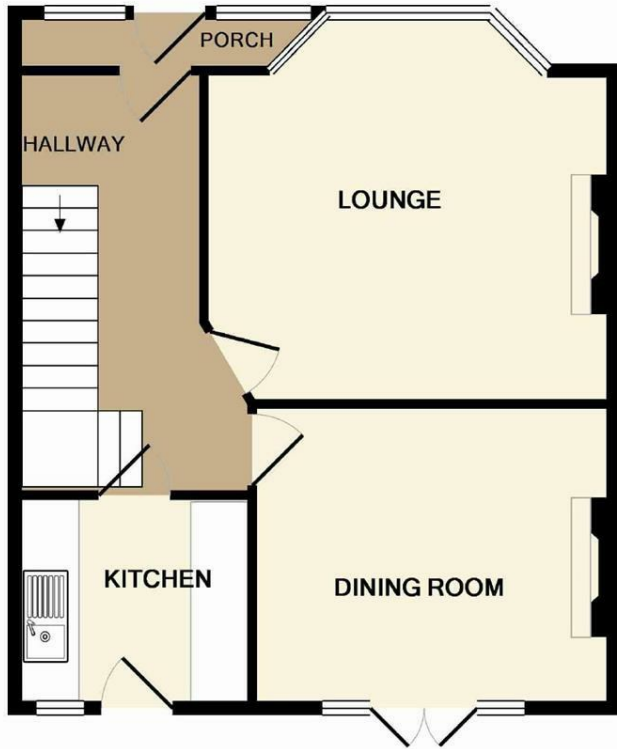
WORKSHOP 20'0" x 14'8" (6.10 x 4.47)

A detached timber l shaped work shop with door to front two windows to front, power and lighting, work bench and display shelving.

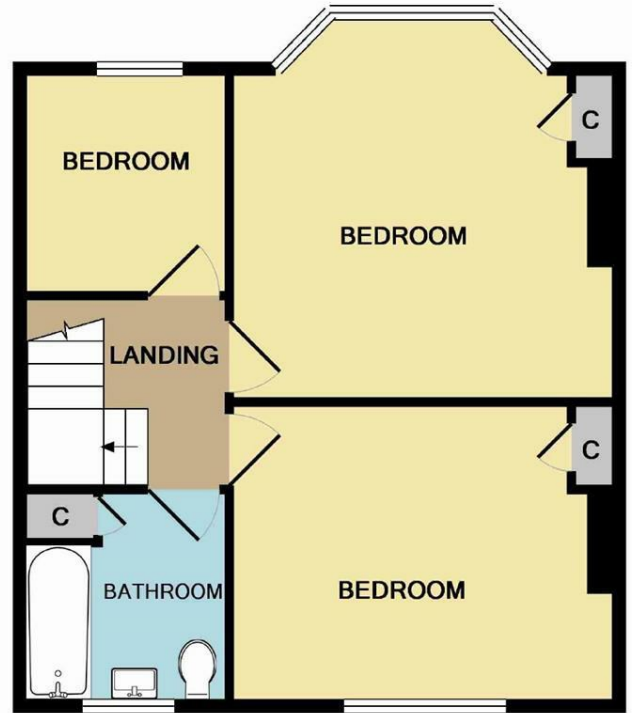
FRONT GARDEN

A brick retaining wall to front, crazy paved pathway to front entrance, mature garden to side.

Floor Plan



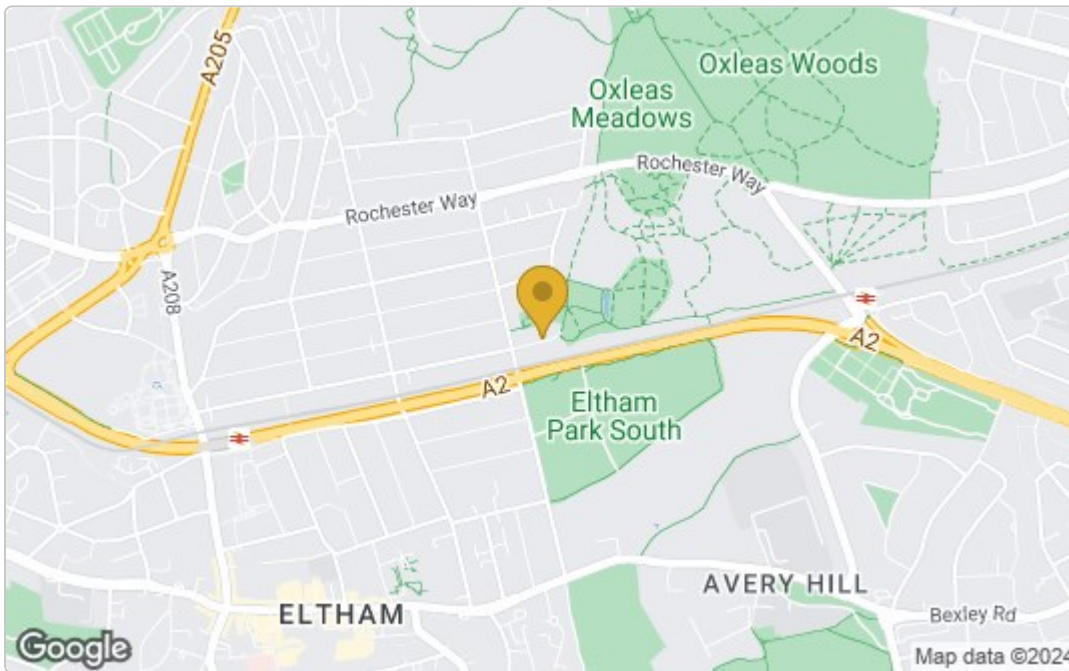
GROUND FLOOR



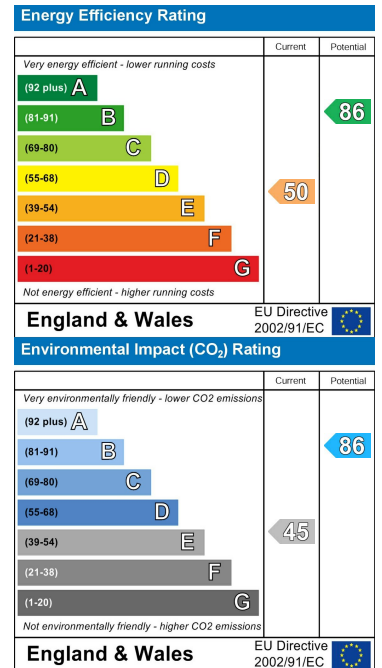
1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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