

Westmount Estates



Dunvegan Road, London, SE9 1SB

Asking Price £750,000

Guide Price £750,000 - £775,000. Rarely available to the market for sale is spacious THREE bedroom DETACHED family home in the heart of Eltham Park. Located within striking distance of Eltham mainline train station and Eltham park. Internally the property is arranged to provide two reception rooms which are currently knocked through to create one spacious through room and kitchen to the ground floor with THREE bedrooms to the first floor along with a bathroom and separate W.C. To the side of the property is a workshop and separate garage. At the rear of the property is a well maintained South facing garden. Offered to the market with NO FORWARD CHAIN. Viewings by appointment only. EPC rating E. Council tax Greenwich band E.

ENTRANCE PORCH

Double glazed double entrance doors with leaded light frosted windows and frosted double glazed full height leaded light double glazed windows to side, centre light point.

ENTRANCE HALL

Entrance door with frosted leaded light window, centre light point, carpeted stairs to first floor level with under stairs storage cupboard, frosted window to side, picture rail, radiator, carpet as laid.

FRONT RECEPTION ROOM 11'9" x 11'1" (3.6 x 3.40)



Double glazed leaded light bay window to front, centre light point, picture rail, feature fire place, radiator, carpet as laid.

DINING ROOM 11'4" x 11'1" (3.46 x 3.39)



Double glazed door to rear leading to garden with double glazed windows to either side of door, centre light point, radiator, carpet as laid.

KITCHEN



Fitted with a range of wall and base units, sink with double draining board. Wall mounted boiler, space for free standing four ring electric cooker, washing machine and fridge freezer. Door to side leading to workshop, under stairs storage cupboard with frosted window to side. Double glazed window to rear.

WORKSHOP 14'9" x 5'10" (4.50 x 1.79)

Wooden door to front, wooden door to rear leading to garden, door to side leading to garage.

GARAGE 15'5" x 7'8" (4.71 x 2.34)

Up and over door to front, lighting.

FIRST FLOOR LANDING

Access to loft, picture rail, doors to all rooms, carpet as laid.

BEDROOM ONE 14'7" into bay x 11'1" (4.47 into bay x 3.40)



Double glazed leaded light bay window to front, centre light point, picture rail, radiator, carpet as laid.

BEDROOM TWO 11'6" x 11'1" (3.52 x 3.39)



Double glazed window to rear, centre light point, radiator, built in floor to ceiling wardrobes to one wall, carpet as laid.

BEDROOM THREE 7'11" x 7'11" (2.43 x 2.43)



Double glazed leaded light window to front, centre light point, radiator, carpet as laid.

BATHROOM 8'4" x 7'7" (2.55 x 2.33)



Fitted with a paneled bath with mixer tap including shower attachment and wall hung wash hand basin. Frosted double glazed window to rear, centre light point, partly tiled walls, carpet as laid.

SEPARATE W.C. 5'4" x 2'11" (1.63 x 0.91)



Frosted double glazed window to rear, low level flush W.C. partly tiled walls, carpet as laid.

FRONT GARDEN

Laid to lawn, off street parking for two vehicles, flower and shrub borders.

REAR GARDEN



South facing rear garden which is not over looked. Patio area with steps up to a lawed area, with additional step up to a ventral patio area. Shed.

Floor Plan

GROUND FLOOR

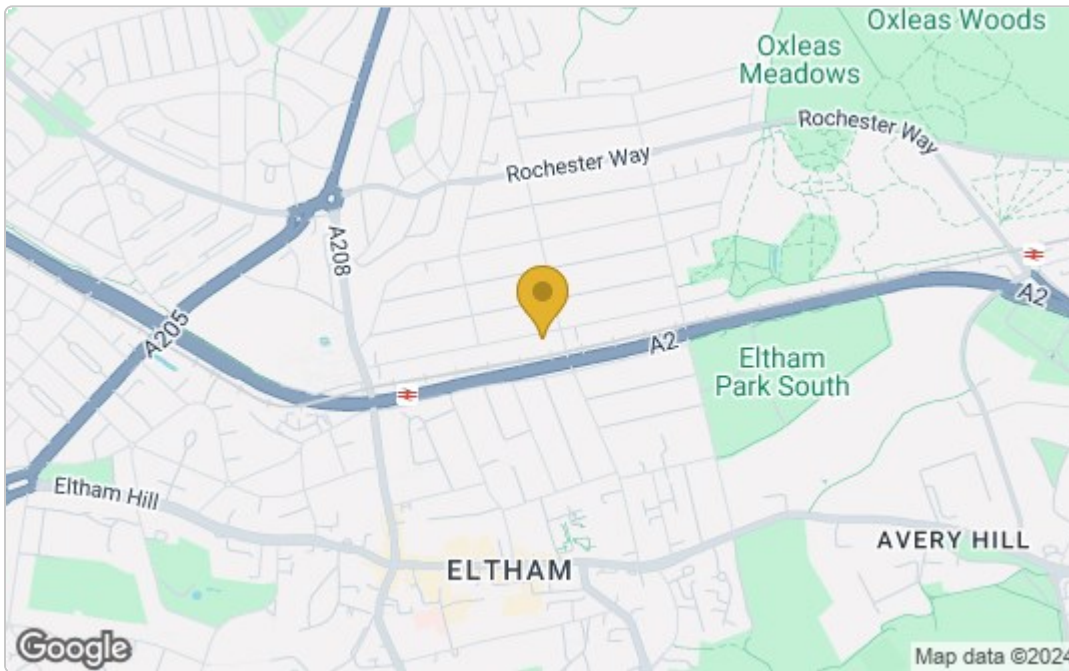


1ST FLOOR

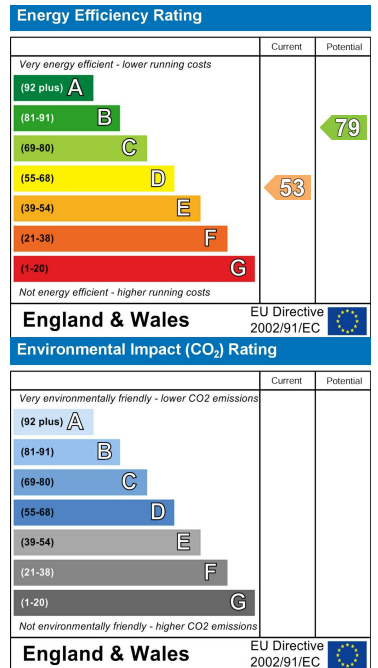


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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