

Westmount Estates



Elibank Road, London, SE9 1QJ

Asking Price £650,000

An opportunity to purchase this extended FOUR bedroom mid terrace family home located in the heart of Eltham Park. As the floor plan suggests the property is arranged to provide provide spacious open plan living to the ground floor. To the first floor are THREE well proportioned bedrooms with family bathroom and to the second (top) floor comes the master bedroom and shower room. The property is well presented throughout and is well positioned for access back to Eltham mainline train station which offers a frequent service into numerous London Termini. Deansfield and Gordon primary schools are within a short stroll of the properties front door. Viewings by appointment only. Council tax Greenwich band D. Awaiting EPC, Freehold.

ENTRANCE HALL

UPVC entrance door with half moon window with frosted glass, centre light point, stairs to first floor level with under stairs storage cupboard, covered radiator, picture rail, dado rail, striped wooden floor boards.

RECEPTION ROOM 12'3" x 11'11" (3.75 x 3.64)



Double glazed bay window to front, picture rail, feature fire place with mantle over, built in cupboards to both alcoves, striped wooden floor boards.

DINING ROOM 12'2" x 9'8" (3.72 x 2.96)



Double glazed patio doors to rear leading to garden with double glazed windows to either side of the doors, inset ceiling spotlights, currently open plan to both the kitchen separated by a breakfast bar and the reception room.

KITCHEN 8'11" x 7'1" (2.73 x 2.18)



Modern fitted kitchen comprising: matching range of wall and base units with worktop over, ceramic Butler sink with mixer tap. Space for free standing four ring electric cooker (with extractor hood over) Space for fridge freezer and washing machine. Breakfast bar separating the kitchen from the dining room, inset ceiling spot light, radiator, laminate flooring.

FIRST FLOOR LANDING



Centre light point, stairs to second floor level, doors to all rooms, painted floor boards.

**BEDROOM TWO 12'4" x 8'2" to wardrobe doors
(3.78 x 2.50 to wardrobe doors)**



Double glazed bay window to front, centre light point, built in floor to ceiling wardrobes along one wall, radiator, painted floorboards.

BEDROOM THREE 12'2" x 8'3" (3.73 x 2.53)



Double window to rear, centre light point, built in wardrobe, radiator, picture rail, carpet as laid.

BEDROOM FOUR 7'7" x 6'2" (2.32 x 1.90)



Double glazed window to front, picture rail, radiator, centre light point, painted floor boards.

BATHROOM 7'3" x 7'1" (2.22 x 2.17)



Three piece suite comprising: Free standing claw foot bath with telephone style mixer tap, pedestal wash hand basin with mixer tap and low level flush W.C. Two frosted double glazed window to rear, inset ceiling spotlights, radiator, partly tiled walls, tiled flooring.

SECOND FLOOR LANDING

Velux window, doors to all rooms, inset ceiling spotlights.

MASTER BEDROOM 17'5" x 9'8" (5.31 x 2.96)



Double glazed patio doors to rear with glass Juliet balcony and full height double glazed windows to both sides of the door. Inset ceiling spotlights, built in wardrobe. Two Velux windows, eaves storage, radiator, engineered wood flooring.

SHOWER ROOM 7'9" x 6'2" (2.38 x 1.88)



Modern fitted three piece suite comprising: corner shower cubical, vanity wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to rear, inset ceiling spotlights, partly tiled walls, tiled flooring.

REAR GARDEN



Mainly laid to lawn, mature trees, flower and shrub borders, shed.

FRONT GARDEN

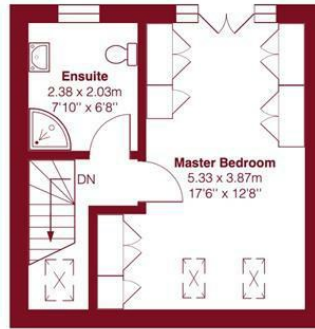
Laid to lawn, path to front door, mature tree.

Floor Plan

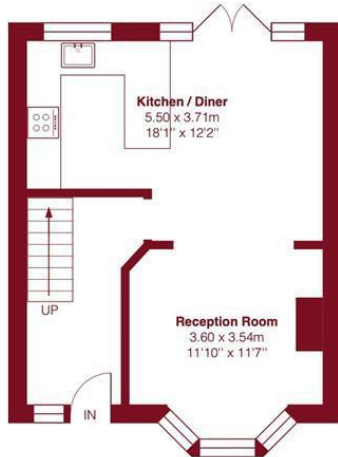


Elibank Road SE9

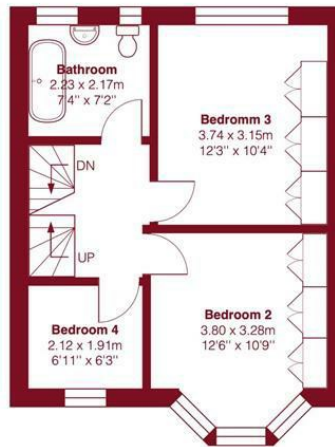
Total Area: 104.2 m²... 1122 ft²



Second Floor



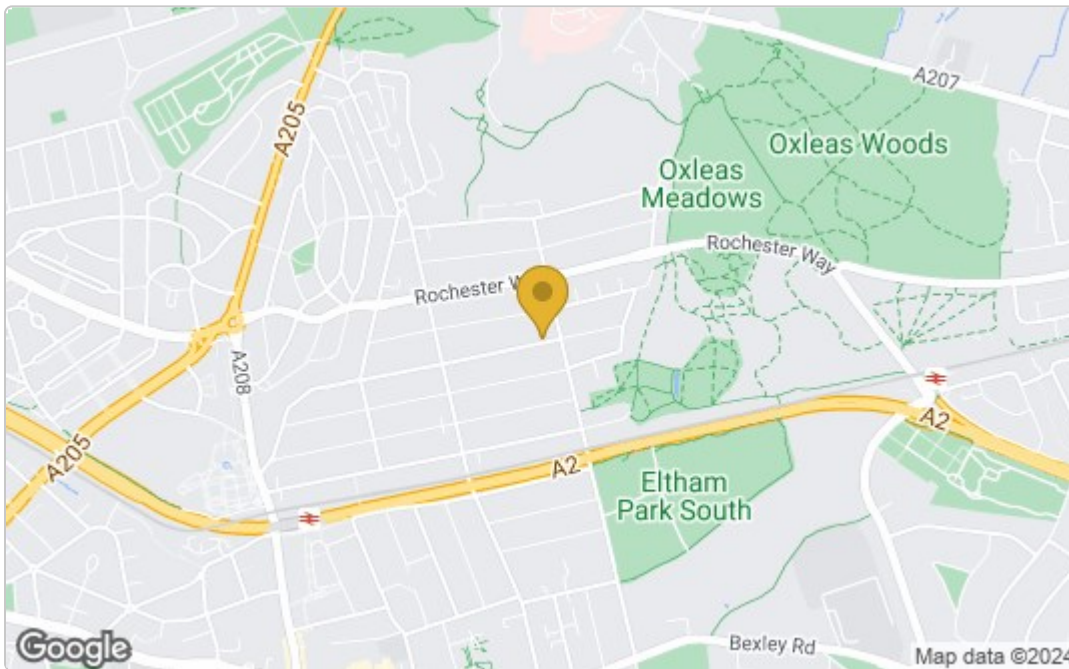
Ground Floor



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		
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		
EU Directive 2002/91/EC		

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.