

# Westmount Estates



Castlewood Drive, London, SE9 1ND

**Asking Price £500,000**

Boasting far reaching roof top views of London's Skyline is this THREE bedroom end of terrace family home. Internally the property is arranged to provide a front reception room, kitchen which has been opened up to the dining room and conservatory to the ground floor with three bedrooms, bathroom and separate W.C. to the first floor. Located opposite the entrance to Castlewood which allows access to both Oxleas and Jack wood's. The property enjoys the additional benefit of a detached garage to the rear of the garden and accessed via a service road. EPC rating E, council tax Greenwich band D. Freehold.

### **ENTRANCE PORCH**

Entrance door with multi paned windows, centre light point, shelving, tiled flooring.

### **ENTRANCE HALL**



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

### **RECEPTION ROOM 15'3" into bay x 9'10" (4.66 into bay x 3.02)**



Double glazed bay window to front, centre light point, gas fire (untested) with wooden mantle over, shelving to both alcoves, radiator, carpet as laid.

### **KITCHEN 12'0" x 7'9" (3.67 x 2.37)**



Fitted with a matching range of wall and base units with worktop over, stainless steel sink with drainer and mixer tap. Built in oven and four ring gas hob. Space for washing machine and dishwasher. Double glazed window to rear, partly tiled walls, laminate flooring.

### **DINING ROOM 12'8" x 8'2" (3.87 x 2.49)**



Double glazed patio doors to rear, centre light point, built in storage cupboard housing wall mounted boiler, space for double with fridge freezer in alcove, laminate flooring.

### **CONSERVATORY 8'10" x 8'10" (2.71 x 2.70)**



Double glazed door to right hand side leading to garden,

double glazed units to the remaining walls, laminate flooring.

### **FIRST FLOOR LANDING**

Access to loft, doors to all rooms, frosted window to side, carpet as laid.

### **BEDROOM ONE 15'6" x 8'4" (4.74 x 2.55)**



Double glazed bay window to front, centre light point, built in wardrobe with full height sliding mirrored door, radiator, stripped wood flooring.

### **BEDROOM TWO 12'1" x 8'3" (3.69 x 2.54)**

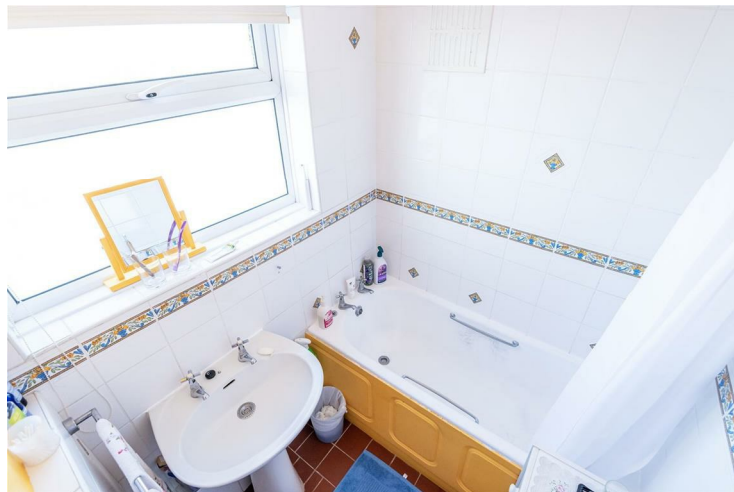


Double glazed window to rear, two built in storage cupboards one house water tank, centre light point, radiator, carpet as laid.

### **BEDROOM THREE 9'0" x 5'7" (2.75 x 1.72)**

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

### **BATHROOM 6'7" x 5'0" (2.03 x 1.53)**



Two piece suite comprising: Paneled bath with shower over, pedestal wash hand basin. Frosted double glazed window to rear, partly tiled walls, tiled flooring.

### **SEPARATE W.C. 3'6" x 2'7" (1.09 x 0.80)**



Frosted window to side, low level flush W.C. stripped wooden floor boards.

### **FRONT GARDEN**

Steps down to the property, staged garden with flower and shrub borders.

## REAR GARDEN



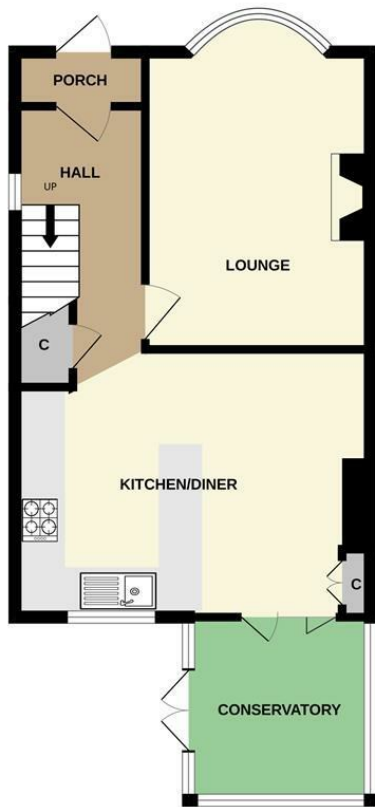
Decked patio with steps down to lawn, flower and shrub borders, shed, mature trees access to detached garage and shed. Side access from the front down the side of the house.

## DETACHED GARAGE

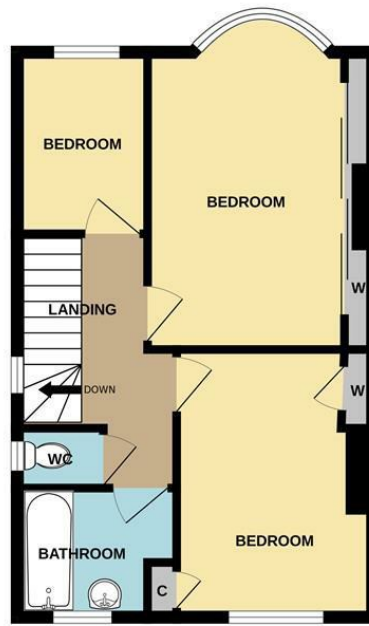
Side door, accessed via a service road to the rear.

# Floor Plan

GROUND FLOOR

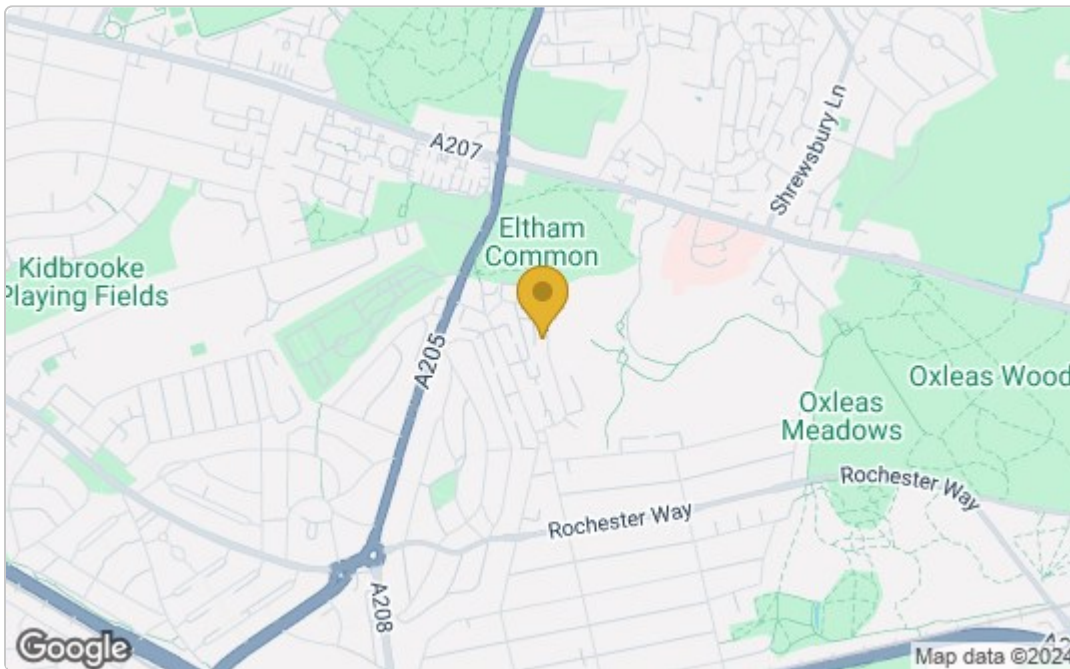


1ST FLOOR

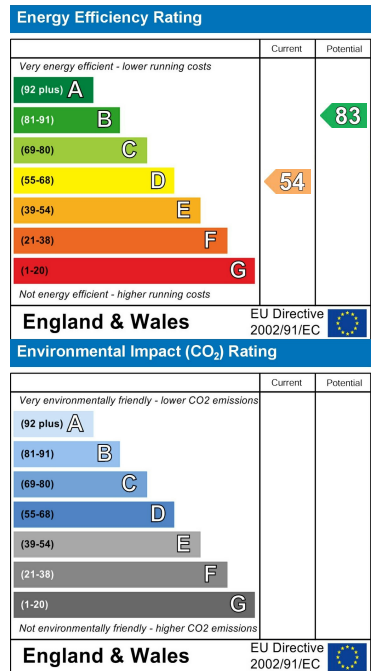


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2024

## Area Map



## Energy Efficiency Graph



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