



49 Castlewood Drive, London, SE9 1NF

Asking Price £539,950

Situated on this ever popular road just a short walk from Castle Woods. Westmount Estates have pleasure in offering this THREE bedroom end of terraced family home. Internally the accommodation comprises of a lounge which is open to the dining area which in turn is open to the kitchen, pitched roof conservatory. To the first floor there are three well appointed bedrooms and a family bathroom. To the rear there is a well kept private garden with both side and rear access with a brick built storage shed. Greenwich council tax rating D. EPC rating D.



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ENTRANCE PORCH

A double glazed enclosed entrance porch to a double glazed door with frosted glass insert to the entrance hall.

ENTRANCE HALL

Stairs to first floor, radiator with concealed cover, double glazed frosted window to side, coved ceiling, centre light point, under stairs storage cupboard.

LOUNGE 15'5" x 10'2" (4.7 x 3.1)

A double glazed bay window to front, radiator with a concealed cover, coved cornice, centre light point, open plan to the dining area.

DINING ROOM 11'9" x 8'10" (3.6 x 2.7)

Open plan to the kitchen, laminate flooring, radiator with concealed cover, display shelving, coved ceiling, centre light point, double glazed sliding patio door for access to the conservatory, breakfast bar, open to the kitchen.

KITCHEN 10'5" x 5'10" (3.2 x 1.8)

Fitted with a range of eye and base units, roll top work surface with tiled surround, Butler sink with mixer taps, double glazed window to side and rear, wall mounted concealed boiler, laminate flooring, space for a free standing oven, plumbing for washing machine, space for a free standing fridge freezer, four way centre spotlight.

CONSERVATORY 15'8" x 9'2" (4.8 x 2.8)

A half brick half double glazed pitched roof conservatory, double glazed French patio doors for access to the garden, laminate flooring, roll top work surface with base units under and dresser display unit, centre light point.

LANDING

A dog leg staircase to the first floor, double glazed frosted window to side, access to loft via hatch, centre light point.

BEDROOM ONE 15'5" x 7'10" (4.7 x 2.4)

A double glazed bay window to front, radiator, floor to ceiling wardrobes to one wall with storage cupboards above and display shelving, centre light point.

BEDROOM TWO 12'1" x 8'10" (3.7 x 2.7)

A double glazed window to rear, radiator, built in storage shelving, picture rail, centre light point.

BEDROOM THREE 9'2" x 6'2" (2.8 x 1.9)

A double glazed window to front, radiator, picture rail, centre light point.

BATHROOM 7'10" x 6'6" (2.4 x 2.0)

A fitted three piece suite comprising panel enclosed double end bath with mixer taps and shower attachment, vanity wash hand basin with storage under, low flush w/c, dual aspect double glazed frosted windows to side and rear, inset spotlights, towel rail radiator, tiled walls and flooring.

GARDEN

Side access via lockable gate, outside tap, paved patio area. The main garden is laid to lawn with mature shrubs and flower borders, vegetable plot, second paved patio area to the rear of the garden, greenhouse, brick built detached storage, gate for rear access.

FRONTAGE

FRONTAGE

A brick retaining wall, wrought iron gate and pathway to the front door, side access via a lockable gate. The main garden is laid to mature shrubs and rose garden.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO ₂ emissions	Worse
92-100% A		92-100% A	
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
21-38% F		21-38% F	
1-20% G		1-20% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
85	55		

England & Wales EU Directive 2002/91/EC

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.