

# Westmount Estates



Westmount Road, Eltham, SE9 1JF

**Price Guide £645,000**

GUIDE PRICE £645,000 - £665,000 Conveniently situated for Eltham mainline train station and shops located on Westmount parade is this well proportioned 3 bedroom, semi-detached family home. Internally, you are greeted by a spacious entrance hall, 2 reception rooms, kitchen and W/C to the ground floor, whilst on the first floor there are 3 spacious bedrooms with a bathroom and separate W/C's. To the rear of the property, is a well stocked, west facing garden. Additional benefit to tempt include a balcony access via bedroom 2, which offers far reaching views towards Central London and a detached garage to the rear access via Glenlea road. An internal viewing is a must to really appreciate the accommodation on offer.

Council tax Greenwich band E, freehold, EPC rating D.

### **ENTRANCE PORCH 3'4" x 2'1" (1.03 x 0.64)**

Double entrance doors leading (glazed), centre light.

### **ENTRANCE HALL**



Entrance door, double glazed window to side, centre light, two built in storage cupboards, carpeted stairs to first floor level, under stairs storage cupboard, covered radiator, parquet flooring.

### **FRONT RECEPTION ROOM 15'5" x 11'10" (4.70 x 3.63)**



Two double glazed windows to front, coving to ceiling, centre light, electric fire with wooden mantle over, dado rail, covered radiator, parquet flooring.

### **SECOND RECEPTION ROOM 15'5" x 13'10" (4.70 x 4.22)**



Double glazed double doors to rear with double glazed full height windows to either side, coving to ceiling, centre light, dado rail, wood burning stove with tiled mantle over, radiator, parquet flooring.

### **KITCHEN 11'0" x 9'11" (3.37 x 3.04)**



Fitted with a matching range of wall and base units with worktop space over, one and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing four ring electric cooker, washing machine, fridge freezer and slim line dish washer. Double glazed window to rear and side, frosted double glazed door to side leading to garden. Partly tiled walls, vinyl flooring.

### **GROUND FLOOR W.C. 4'0" x 3'0" (1.22 x 0.93)**

Low level flush W.C. wash hand basin with local tiling over, vinyl flooring.

### **FIRST FLOOR LANDING**

Access to loft, doors to all rooms, built in storage cupboard housing immersion heater, carpet as laid.

**BEDROOM ONE (FRONT) 15'4" x 11'11" (4.68 x 3.64)**



Two double glazed windows to front, centre light built in storage cupboard, radiator, carpet as laid.

**BEDROOM TWO 14'2" x 13'6" (4.34 x 4.12)**



Double glazed double doors to rear leading to balcony with double glazed window units to either side, built in wardrobes to both alcoves, centre light, radiator, carpet as laid.

**BALCONY**



Private balcony accessed off of bedroom two with views across towards central London.

**BEDROOM THREE 11'0" x 8'5" (3.36 x 2.59)**

Double glazed window to front and side, coving to ceiling, centre light, built in storage cupboard, carpet as laid.

**BATHROOM 7'1" x 6'9" (2.18 x 2.07)**



Two piece suite comprising: corner bath with folding glass screen and electric shower over and pedestal wash hand basin. Double glazed frosted window to rear, partly tiled walls, radiator, vinyl flooring.

**SEPARATE W.C. 7'3" x 2'8" (2.23 x 0.82)**



Frosted double glazed window to side, low level flush W.C. radiator, vinyl flooring.

**FRONT GARDEN**

Crazy paved off street parking for two vehicles,

## REAR GARDEN



Mature West facing garden which is mainly laid to lawn with flower and shrub borders, decked patio area accessed directly from the second reception room, summer house.

## DETACHED GARAGE

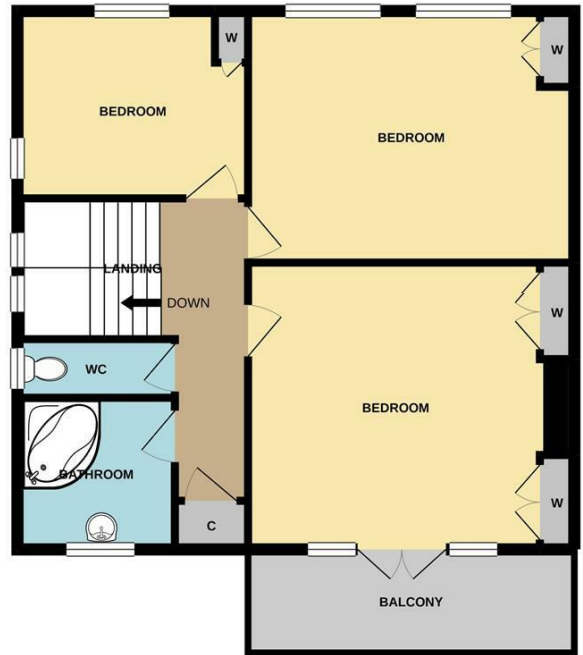
Up & over door, power and light. Accessed via Glenlea Road.

# Floor Plan

GROUND FLOOR

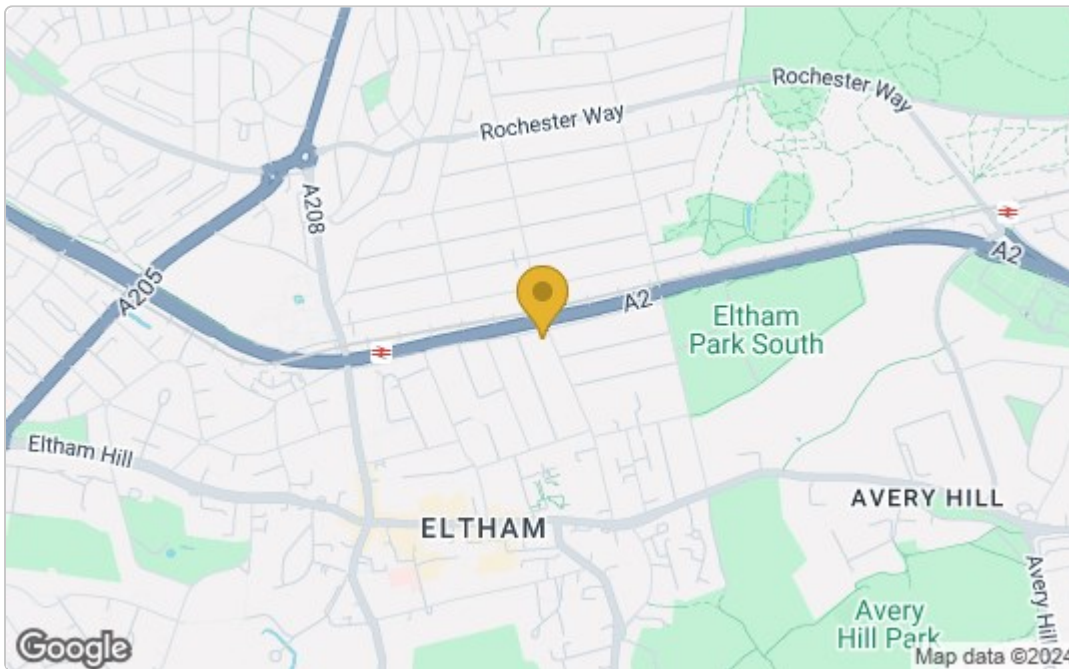


1ST FLOOR

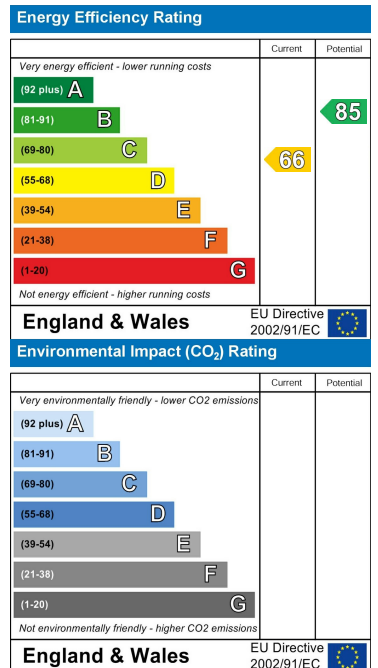


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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