

Westmount Estates



Green Lane, London, SE9 2AW

Asking Price £560,000

Westmount Estates have pleasure in offering this very well presented THREE bedroom semi detached family home. Internally the accommodation to the ground floor comprises of a sizeable lounge, modern fitted kitchen which is open plan to the dining room, pitched roof double glazed conservatory. To the first floor there are three well appointed bedrooms and a family bathroom. To the rear there is a well kept private rear garden overlooking open playing fields with side access to driveway to front for multi vehicle parking. Situated on this ever popular road just a short walk to New Eltham village and within the catchment area of the ever popular Wyebourne school, local shops and New Eltham mainline station. Greenwich Council tax band D. EPC rating D.

ENCLOSED ENTRANCE PORCH

A pitched roof double glazed entrance porch with a wooden front door with porthole window to entrance hall.

ENTRANCE HALL



Stairs to first floor, wooden flooring, radiator, under stairs storage cupboard, picture rail, coved ceiling, two centre light points.

LOUNGE 14'1" x 13'1" (4.30 x 3.99)



A double glazed bay window to front, radiator, wall mounted Smeg gas fire, coved ceiling, centre ceiling rose, centre light point.

DINING ROOM 11'8" x 11'6" (3.58 x 3.53)



A double glazed French patio door for access to the conservatory, double glazed window above, engineered wooden flooring, coved ceiling, centre ceiling rose, centre light point, open to the kitchen.

FITTED KITCHEN 11'3" x 6'11" (3.44 x 2.13)



Fitted with a range of eye and base units, wooden work surface with tiled surround, 9one and a half sink unit with mixer taps, wall mounted boiler, five ring gas hob with extractor fan over, built in double oven, space for a free standing fridge freezer, plumbing for both washing machine and dishwasher, laminate flooring, breakfast bar area, double glazed window to rear, inset spotlights.

CONSERVATORY 11'3" x 6'11" (3.44 x 2.13)



A half brick half double glazed pitched roof conservatory, laminate flooring, centre light point, extensive storage cupboards, double glazed French patio doors for access to the garden.

LANDING

Stairs to a substantial sized landing, double glazed frosted window to side, access to loft via hatch, picture rail, centre light point.

BEDROOM ONE 14'1" x 11'6" (4.30 x 3.51)



A double glazed bay window to front, radiator, coved ceiling, centre light point.

BEDROOM TWO 11'9" x 11'6" (3.60 x 3.51)



A double glazed window to rear, radiator, coved ceiling, centre light point.

BEDROOM THREE 8'0" x 7'1" (2.46 x 2.18)



A double glazed window to front, radiator, coved ceiling, centre light point.

BATHROOM 7'1" x 6'10" (2.18 x 2.10)



A three piece suite comprising panel enclosed bath with mixer taps and shower attachment, shower screen, vanity wash hand basin with low flush w/c with concealed cistern, two double glazed frosted windows to rear, three quarter tiled walls, storage cupboard, tiled flooring, towel rail radiator.

REAR GARDEN



A well presented garden overlooking open sports grounds with a large decking area, outside tap and power, side access via a lockable gate. The main garden is laid to lawn with mature shrubs and flower borders, a second patio area to the rear for late afternoon sun, detached timber shed for storage.

FRONTAGE

An impression print driveway for multi vehicle parking, wrought iron gate for access to a lockable gate to the garden.

Floor Plan

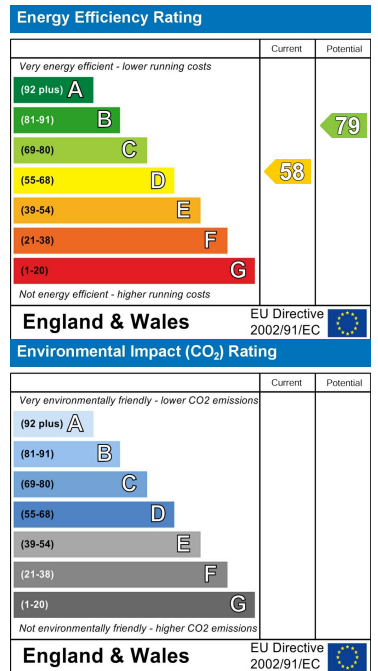


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

Area Map



Energy Efficiency Graph



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