

# Westmount Estates



Birdbrook Road, London, SE3 9QF

**Asking Price £525,000**

CHAIN FREE and with PROBATE GRANTED is this spacious THREE bedroom end of terrace family home which is offered to the market for the first time in over 59 years. Accommodation comprises: reception room, dining room, kitchen and shower room to the ground floor whilst to the first floor are THREE well proportioned bedrooms and separate W.C. The property boasts a detached garage to the side and off street parking to the front. Well situated for access back to Kidbrooke mainline train station offering a fast and frequent service into numerous London Termini. An internal viewing come highly recommended. Freehold, EPC rating D, Council tax Greenwich band D.

### **ENTRANCE PORCH**

Leaded light double glazed entrance door with double glazed leaded light windows around, centre light point, stable door entrance door with opaque windows, carpet as laid.

### **ENTRANCE HALL**

Leaded light double glazed window to side, carpeted stairs to first floor level with under stairs storage cupboard (housing wall mounted boiler), electric meter cupboard, radiator, carpet as laid.

### **RECEPTION ROOM 14'2" x 12'9" (4.32 x 3.90)**



Leaded light double glazed shallow bay window to front, centre light point, gas effect fire with wooden mantle over, radiator, carpet as laid.

### **DINING ROOM 13'6" x 5'9" (4.14 x 1.77)**



Illuminated suspended ceiling, opening to kitchen, radiator, carpet as laid.

### **KITCHEN 10'10" x 8'2" (3.32 x 2.49)**



Fitted with a matching range of wall and base units with work top over, one and a half bowl stainless steel sink and drainer, Space for free standing four ring gas cooker, washing machine and under counter fridge. Double glazed window to rear, frosted double glazed door to side leading to garden. Partly tiled walls, multi point centre light point, vinyl flooring.

### **GROUND FLOOR SHOWER ROOM 5'3" x 4'9" max (1.62 x 1.47 max )**



Three piece suite comprising: Walk in shower cubical, pedestal wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to rear, partly tiled walls, heated towel rail, centre light point, vinyl flooring.

### **FIRST FLOOR LANDING**

Access to loft, doors to all rooms, leaded light double glazed window to side, carpet as laid.

**BEDROOM ONE 11'9" x 9'1" (3.60 x 2.77)**



Double glazed window to rear, centre light point, built in storage cupboard housing emersion tank, radiator, carpet as laid.

**BEDROOM TWO 11'0" x 9'4" (3.37 x 2.86)**



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

**BEDROOM THREE 9'3" x 8'1" (2.84 x 2.47)**



Double glazed leaded light window to side and two leaded light windows to front, centre light point, built in storage cupboard, radiator, carpet as laid.

**SEPARATE W.C. 5'8" x 2'8" (1.73 x 0.83)**



Frosted double glazed window to rear, low level flush W.C. wall mounted corner wash hand basin, centre light point, partly tiled walls, radiator.

**DETACHED GARAGE**

Up and over door to front, side access to rear, power and light.

**REAR GARDEN**



Mainly laid to lawn, shrub borders, greenhouse.

**FRONT GARDEN**

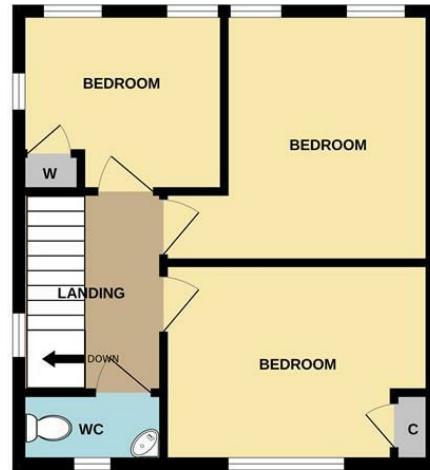
Off street parking to front, path to front door, laid to lawn.

# Floor Plan

GROUND FLOOR

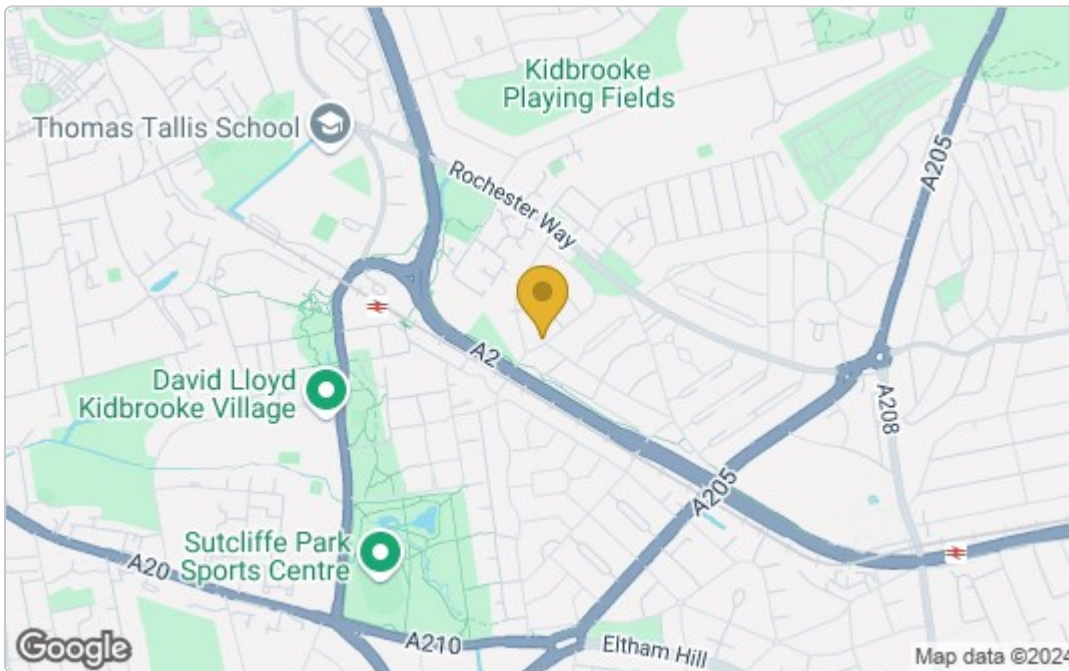


1ST FLOOR

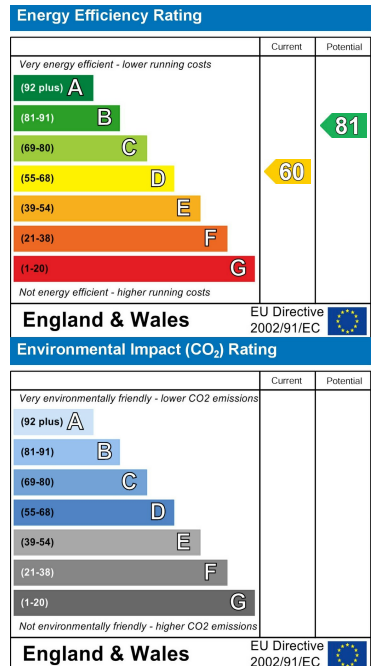


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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