

Westmount Estates



Greenvale Road, London, SE9 1PB

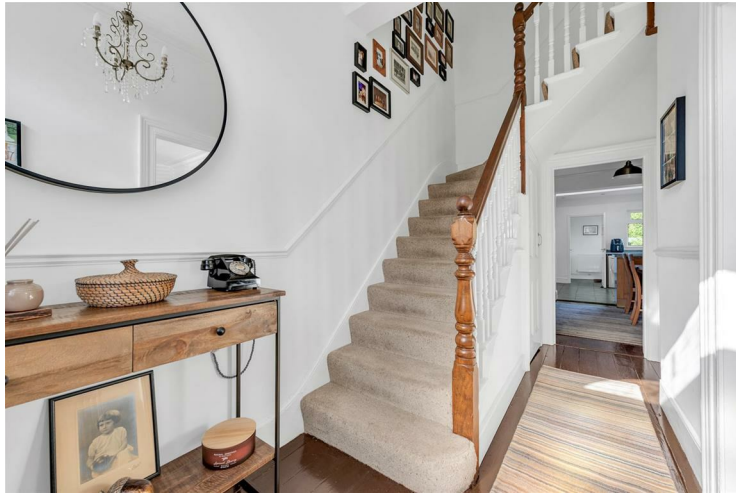
Asking Price £950,000

Westmount Estates have pleasure in offering this superbly presented purpose built FOUR bedroom Edwardian 'Corbett' family home. Situated on this ever popular tree lined road and with in close proximity of sought after primary schools, main line station and Eltham High Street. Internally to the ground floor accommodation comprises of a lounge with inter-connecting doors to a separate dining room, breakfast room which is open planed to the kitchen and downstairs w/c. To the first floor there are four well appointed bedrooms and a family bathroom. To the rear of the property there is a beautifully kept private garden with an abundance of mature shrubs and flower borders. To the front there is a paved driveway for multi vehicle parking. PEC rating tba. Council tax band E.

ENTRANCE

A wooden door with stained glass leaded light insert to the entrance hall.

ENTRANCE HALL



An L shaped hallway with a numbered casement window to front, radiator, stairs to first floor, under stairs storage cupboard, stripped and polished wooden flooring, picture rail, ornate coved cornice, ornate centre ceiling rose with centre light point.

LOUNGE 16'9" x 13'9" (5.12 x 4.21)



a double glazed bay window to front with bespoke window shutters, stripped and polished wooden flooring, two radiators, a feature log burner with brick surround tiled hearth and cast iron mantle, picture rail, ornate coved cornice, ornate centre ceiling rose with centre light point, multi painted French doors to dining room.

DINING ROOM 13'8" x 10'10" (4.19 x 3.32)



Stripped and polished wooden flooring, French patio doors for access to the garden with casement windows above, radiator, picture rail, ornate coved cornice, centre light point.

BREAKFAST ROOM



An open plan breakfast room to the kitchen, stripped and polished wooden flooring, radiator, picture rail, coved ceiling, centre light point, open to the kitchen.

FITTED KITCHEN 20'6" x 11'8" (6.27 x 3.56)



A modern fitted kitchen with a range of eye and base units, roll top work surface with splashback, built in

double oven with four ring gas hob and stainless steel splashback, extractor fan above, space for a free standing fridge freezer, plumbing and space for a dishwasher and washing machine, tiled flooring, one and a half sink unit with stainless steel drainer and mixer taps, double glazed window to side and rear, inset spotlights, lantern for additional natural lighting, door to inner lobby.

INNER LOBBY

A double glazed frosted door for access to the garden, radiator, tiled flooring, centre light point, door to downstairs w/c.

DOWNSTAIRS W/C

A low flush concealed cistern w/c, tiled walls, double glazed frosted window to rear, inset spotlights, radiator, tiled flooring.

LANDING

A dog leg staircase to the first floor, access to loft via hatch, dado rail, centre light point.

BEDROOM ONE 13'9" x 13'3" (4.21 x 4.05)



A double glazed bay window to front with bespoke window shutters, built in wardrobes into the chimney recess, coved ceiling, centre light point.

BEDROOM TWO 13'6" x 9'8" (4.12 x 2.96)



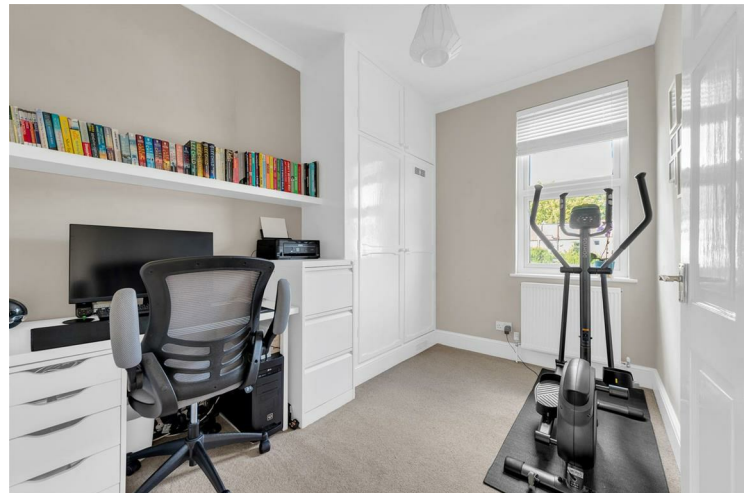
A double glazed window to rear, radiator, coved ceiling, centre light point.

BEDROOM THREE 9'7" x 8'9" (2.93 x 2.68)



A double glazed window to front with bespoke window shutters, radiator, centre light point.

BEDROOM FOUR 10'0" x 7'9" (3.06 x 2.38)



A double glazed window to rear, built in wardrobe housing a wall mounted boiler, storage cupboards above, radiator, display shelving, coved ceiling, centre light point.

FAMILY BATHROOM 8'0" x 4'9" (2.46 x 1.47)



A three piece suite comprising a panel enclosed bath with mixer taps and shower attachment, shower screen, pedestal wash hand basin, low flush w/c, double glazed

frosted window to rear, extractor fan, centre light point, laminate flooring, towel rail radiator.

REAR GARDEN



A large paved patio area with raised flower beds and acer tree's, outside lighting and tap. The main garden is laid to lawn with very mature flower borders and fruit tree's, two pitched roof timber shed for storage, paved patio.

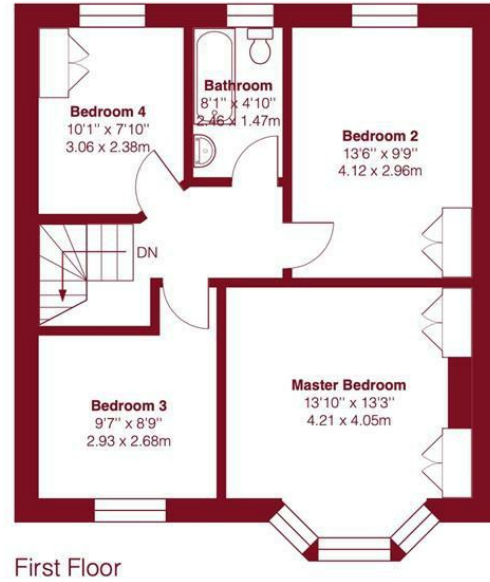
FRONTAGE

A paved driveway for multi vehicle parking, security lighting, bin storage area.

Floor Plan

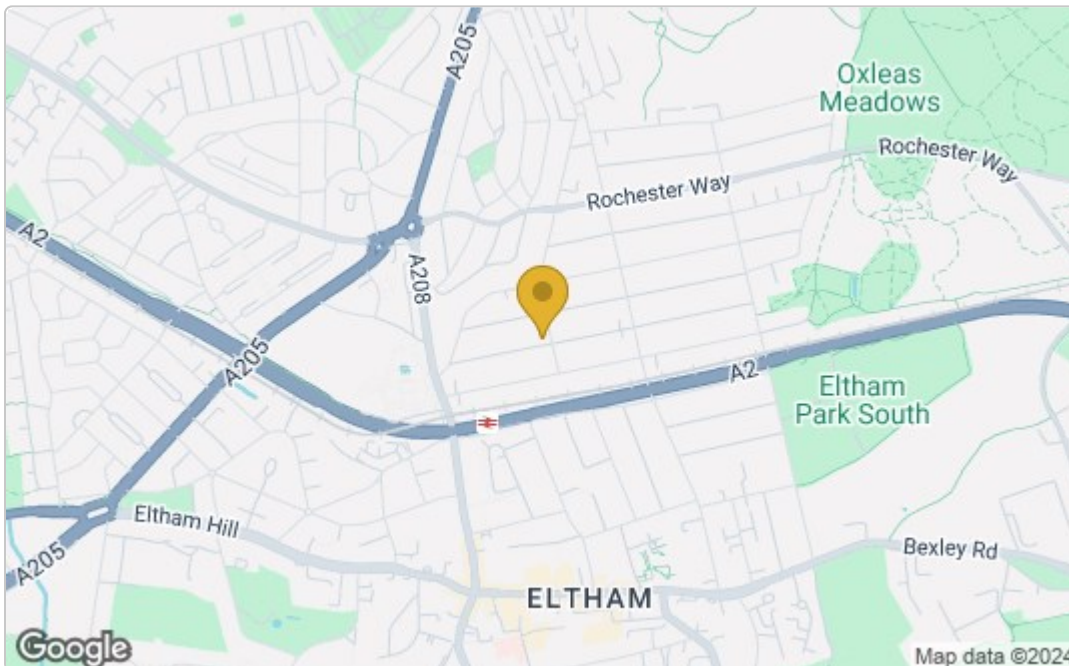
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Approximate Gross Internal Area = 1362 sq ft / 126.6 sq m



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.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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