



131 Glenesk Road, London, SE9 1QT

Asking Price £675,000

Situated on this ever popular tree lined road within the heart of Eltham Park. Westmount Estate have pleasure in offering this well presented FOUR bedroom terraced family home. Decorated to a very high standard internally the accommodation comprises of a lounge, open plan fitted kitchen and dining room. To the first floor there are three well appointed bedrooms and family bathroom. To the second floor there is the master bedroom with en-suite bathroom. the garden to the rear is well kept and private and to the front there is off road parking. EPC rating D. Council tax Greenwich band E. Freehold.



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ENTRANCE HALL

UPVC double glazed entrance door with frosted glass inserts to entrance hall, double glazed frosted window to front, radiator, under stairs storage cupboard, stairs to first floor, dado rail, centre light point.

LOUNGE 14'9" x 12'5" (4.5 x 3.8)

Double glazed bay window to front with bespoke window shutters, Honeywell radiator controlled via app, feature open fireplace with cast iron fire with tiled insert, cast iron mantle and polished tiled hearth, picture rail, centre light point.

FITTED KITCHEN

Feature fitted kitchen with a range of eye and base units, built in Bosch self cleaning oven with four ring halogen hob with extractor fan over, wooden worksurface with tiled surround, recess under stairs allowing additional storage space, plumbing for washing machine, plumbing for dishwasher, one and half bowl sink unit with drainer and mixer tap, four way centre spotlights, substantial sized worksurface area leading to dining area.

DINING AREA 20'11" x 11'9" (6.4 x 3.6)

Dining area which is opened planned to kitchen, double glazed French patio doors for access to garden with two double glazed windows to the side, feature cast iron fireplace, centre light point, picture rail, Honeywell radiator controlled via an app.

LANDING

Dog legged staircase to landing, centre light point, second staircase to master bedroom.

BEDROOM TWO 12'5" x 10'2" (3.8 x 3.1)

Double glazed angled bay window to front with bespoke window shutters, Honeywell radiator controlled via an app, floor to ceiling bespoke wardrobes with storage cupboards above, three way centre light point.

BEDROOM THREE 11'1" x 10'5" (3.4 x 3.2)

Double glazed window to rear, Honeywell radiator controlled via an app, bespoke floor to ceiling wardrobes to one wall with storage cupboards above, picture rail, concealed wall mounted boiler. centre light point.

BEDROOM FOUR 8'10" x 7'10" (2.7 x 2.4)

Double glazed angled bay window to front with bespoke window shutters, Honeywell radiator controlled via an app, three way centre spotlight, picture rail.

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

Three piece suite comprising panel enclosed bath with mixer tap and shower attachment, wall mounted power shower with screen, tiled splashback area, vanity wash hand basin, low flush w/c, vinyl flooring, two double glazed frosted window to rear, underfloor heating, inset spotlights, towel rail radiator.

SECOND HALF LANDING

Second staircase to master bedroom with half landing, door for access to bedroom, double glazed Velux window to front, inset spotlight.

MASTER BEDROOM 17'4" x 14'5" (5.3 x 4.4)

Two double glazed Velux windows to front, with door to eaves storage space, inset spotlights, double glazed window to rear with far reaching views over London skyline, Honeywell radiator controlled via an app, door to en-suite facilities.

EN-SUITE

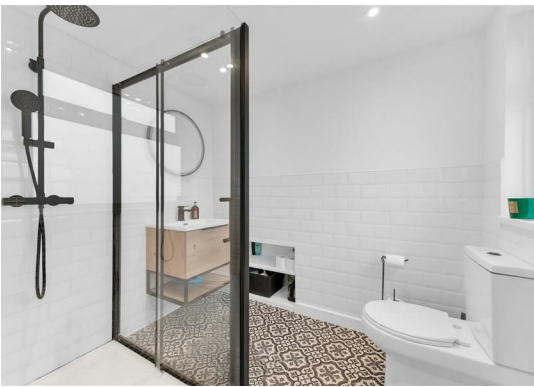
En-suite shower facilities with fully enclosed walk in double width power shower with fixed and detachable head with tiled insert and glass screen, vanity wash hand basin, low flush w/c, half tiled splashback walls, floor tiles, double glazed frosted window to rear, extractor fan, inset spotlights, towel rail radiator.

REAR GARDEN

Fully enclosed rear garden with substantial sized slate paved patio, outside lighting, outside garden tap, brick built raised flower borders, main garden laid to lawn with additional patio area to the rear, substantial sized detached timber shed for storage.

FRONTAGE

Small flower boarder to main house, driveway is blocked paved for multi vehicle parking.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		84	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(13-30) G			(13-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.