

Westmount Estates



Crookston Road, London, SE9 1YE

Asking Price £680,000

If it's space that your looking for then look no further. Situated in a quiet cul-de-sac comes this FOUR bedroom extended semi detached home should be top of your list to view. Internally the accommodation comprises of much larger than average room sizes. On the ground floor there is a lounge, extended second reception, breakfast room and extended fitted kitchen. To the first floor there are four well appointed bedrooms, a two piece bathroom suite and separate w/c. The garden to the rear the garden is well kept and private backing onto Oxlea's woods, with a detached double width brick built garage and secure parking. To the front there is a block paved drive way for multi vehicle parking. Greenwich Council tax band E. EPC rating TBC.

ENTRANCE

A wooden door with a frosted glass insert to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, double glazed frosted window to side, radiator, under stairs storage cupboard, covered ceiling, centre light point.

RECEPTION TWO 14'6" x 12'5" (4.42 x 3.79)



A double glazed bay window to front, radiator, a feature gas living flame fire with tiled insert and hearth with wooden mantle, display shelving built in to either side of the chimney recess, covered ceiling, centre light point.

LOUNGE 22'11" x 11'3" (7.0 x 3.43)



An extended room with radiator, double glazed sliding patio doors to garden, covered ceiling, two centre light points.

BREAKFAST ROOM



Under stairs storage cupboard, radiator, double glazed frosted window to side, covered ceiling, centre light point, open to the kitchen.

FITTED KITCHEN 19'7" x 9'5" (5.98 x 2.88)



A range of eye and base units, roll top work surface with tiled surround, four ring gas hob with extractor fan over, built in double oven, plumbing for washing machine,

single sink unit with stainless steel drainer and mixer taps, breakfast bar area, vinyl flooring, double glazed window to rear, double glazed door for access to the garden, strip centre light point.

LANDING

A dog-leg staircase to the first floor, double glazed frosted window to side, access to loft via hatch, centre light point.

BEDROOM TWO 12'9" x 12'5" (3.91 x 3.81)



An extended room with a double glazed windows to rear, radiator, door housing a wall mounted boiler and storage space, vanity wash hand basin with tiled splash back, two centre light points.

MASTER BEDROOM 22'11" x 12'9" (7.0 x 3.91)



A double glazed bay window to front, radiator, built in floor to ceiling wardrobes with storage cupboard's above and dressing table, coved ceiling, two centre light points.

BEDROOM THREE 11'9" x 10'3" (3.6 x 3.14)

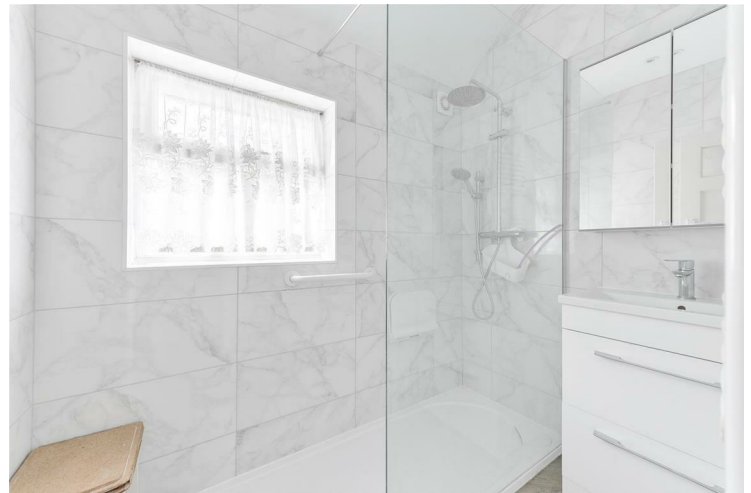
A double glazed window to rear, built in wardrobes into the recess, radiator, coved ceiling, centre light point.

BEDROOM FOUR 7'11" x 6'10" (2.42 x 2.09)



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

BATHROOM 6'10" x 4'11" (2.10 x 1.50)



A walk in double width shower with a wall mounted fixed and detachable head shower and glass screen, vanity wash hand basin, towel rail radiator, vinyl flooring, double glazed frosted window to the side.

SEPARATE W.C

A low flush w/c, tiled walls, double glazed frosted window to side, centre light point.

REAR GARDEN



A well kept private rear garden which backs onto Oxlea's woods. A paved patio area with raised flower borders, a second patio area for additional seating, laid to lawn with mature shrubs and flower borders, greenhouse, storage shed, side access via a lockable gate, outside tap and lighting. Driveaway to the double garage.

DETACHED DOUBLE GARAGE 21'10" x 15'5" (6.68 x 4.72)



A detached brick built double garage with an electric powered up and over door, power and lighting, casement windows to side, personal door for access to the garden.

FRONTAGE

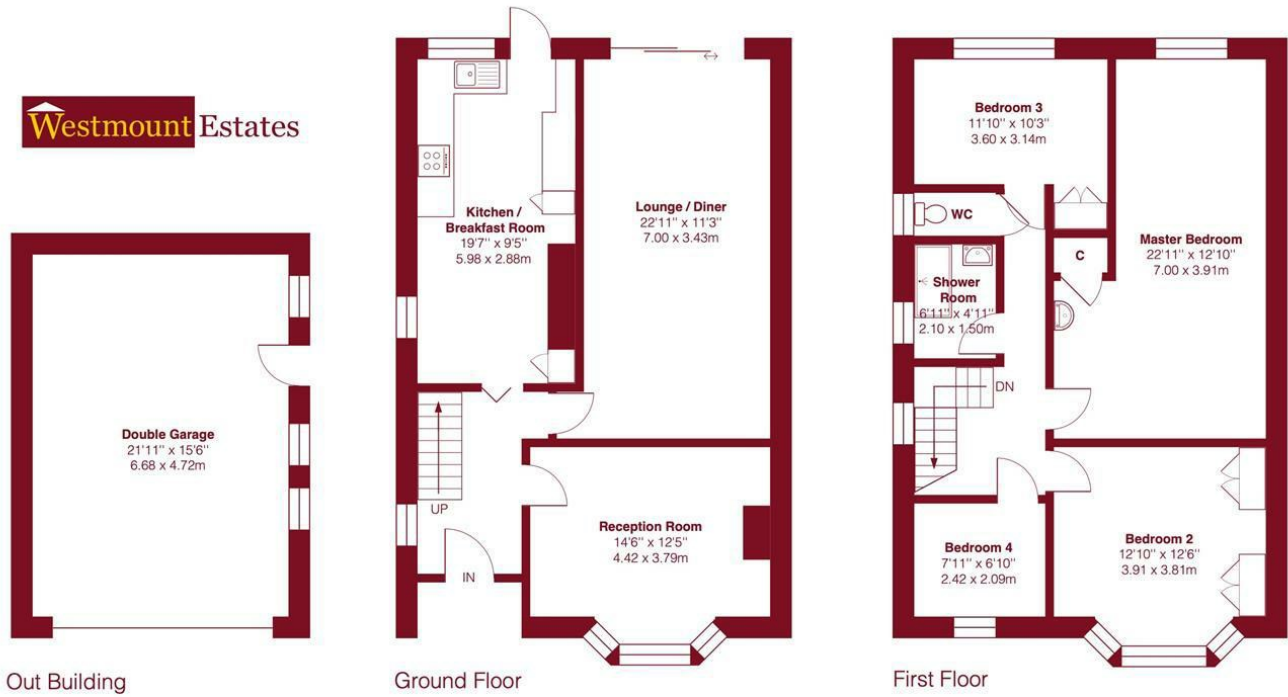
A block paved driveway for multi vehicle parking, security lighting, block paved driveway for side access to the garage via a lockable wrought iron gate.

Floor Plan



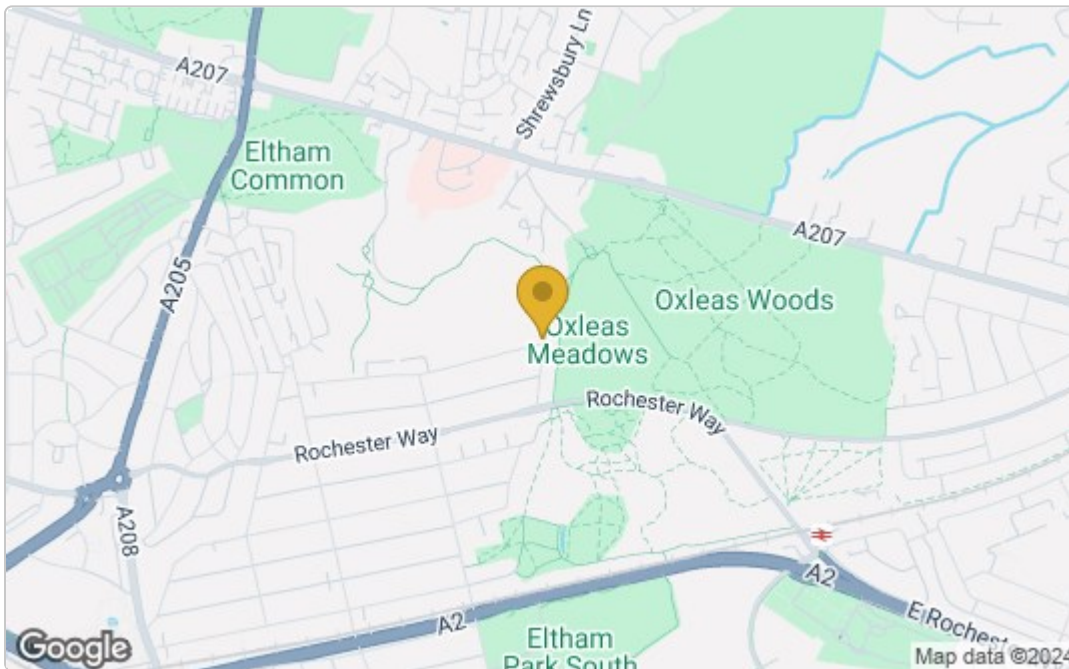
Crookston Road, SE9

Approximate Gross Internal Area = 1440 sq ft / 133.8 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		
England & Wales		
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		
England & Wales		

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