

# Westmount Estates



The Course, London, SE9 3JA

**Asking Price £450,000**

Offered to market with no forward chain comes this THREE bedroom family home. Internally the accommodation comprises of a lounge with a separate dining room, kitchen and downstairs w/c. To the first floor there are three well appointed bedrooms and a two piece bathroom suite and separate w/c. The garden to the rear is private with side access to the front garden with off road parking. It would be fair to say that the home does require modernisation but this would be an ideal opportunity for any incoming buyer to stamp there own approval onto their new home. Other features include panoramic views over London's skyline from the rear bedroom and open park space to the front. EPC rating tbc. Greenwich council tax band C.

## **ENTRANCE**

A UPVC door with glass insert to the entrance hall.

## **ENTRANCE HALL**

Stairs to the first floor, double glazed frosted window to front, under stairs recess, centre light point.

## **LOUNGE 14'5" x 12'5" (4.4 x 3.8)**

A double glazed Georgian bay window to front, radiator, a feature fire with brick surround, tiled hearth and wooden mantle, picture rail, centre light point, open to the dining room.

## **DINING ROOM 10'2" x 8'2" (3.1 x 2.5)**

A sliding double glazed patio door for access to the garden, picture rail, centre light point, door to the kitchen.

## **FITTED KITCHEN 12'5" x 10'5" (3.8 x 3.2)**

A range of eye and base units, one and a half sink unit with stainless steel drainer and mixer taps, four ring electric hob with extractor fan over, wall mounted boiler, space for a free standing oven and fridge freezer, plumbing for a washing machine, laminate work surface, tiled walls, tiled flooring, cupboard housing a walk in pantry, radiator, secondary glazed frosted glass window to rear, door to a inner lobby.

## **INNER LOBBY**

An inner lobby multi pained door for access to the garden, door to downstairs w/c.

## **DOWNSTAIRS W.C**

A high flush w/c, casement window to rear, tiled flooring.

## **LANDING**

Stairs to first floor landing, access to loft via hatch, door housing tank and airing cupboard, centre light point.

## **BEDROOM ONE 14'5" x 11'9" (4.4 x 3.6)**

A double glazed Georgian window to front, radiator, a feature tiled fireplace, built in wardrobe, picture rail, centre light point.

## **BEDROOM TWO 11'1" x 10'5" (3.4 x 3.2)**

A casement window to rear with far reaching views over London's skyline, radiator, picture rail, centre light point.

## **BEDROOM THREE 11'9" x 7'10" (3.6 x 2.4)**

Two double glazed Georgian window to front, radiator, built in storage cupboard, picture rail, centre light point.

## **BATHROOM**

A two piece suite comprising panel enclosed bath with mixer taps, separate wall mounted electric shower and screen, suspended wash hand basin, tiled surround, towel rail radiator, secondary glazed frosted window to rear, centre light point.

## **SEPARATE W.C**

A high flush w/c, frosted glass window to rear, centre light point.

## **GARDEN**

Mainly laid to lawn with mature shrubs and flower borders, a detached timber shed, patio area, access via a lockable gate to the side.

## **FRONTAGE**

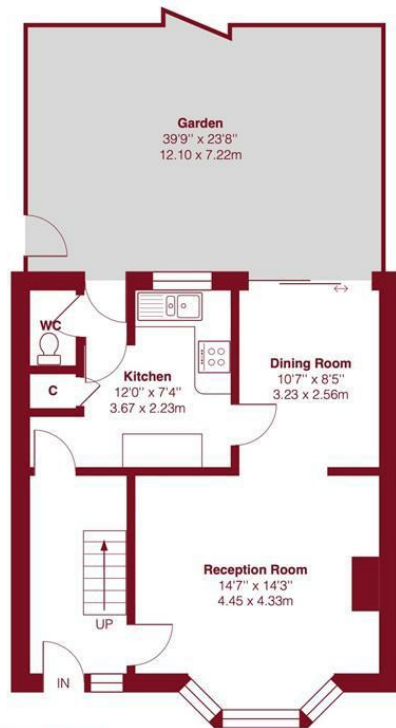
A paved driveway, for off road parking. The main garden is laid to lawn with mature rose bushes, side access via a lockable gate.

# Floor Plan

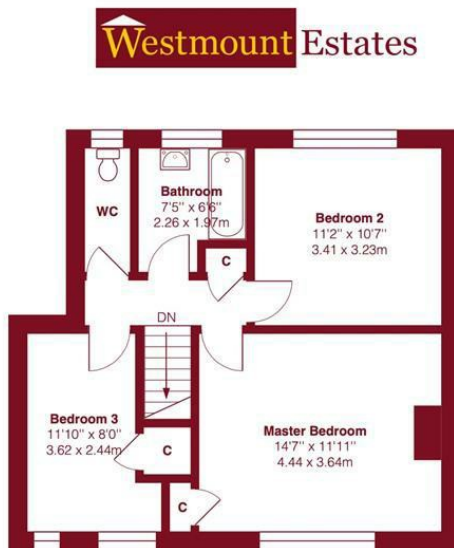


The Course, SE9

Approximate Gross Internal Area = 1031 sq ft / 95.7 sq m



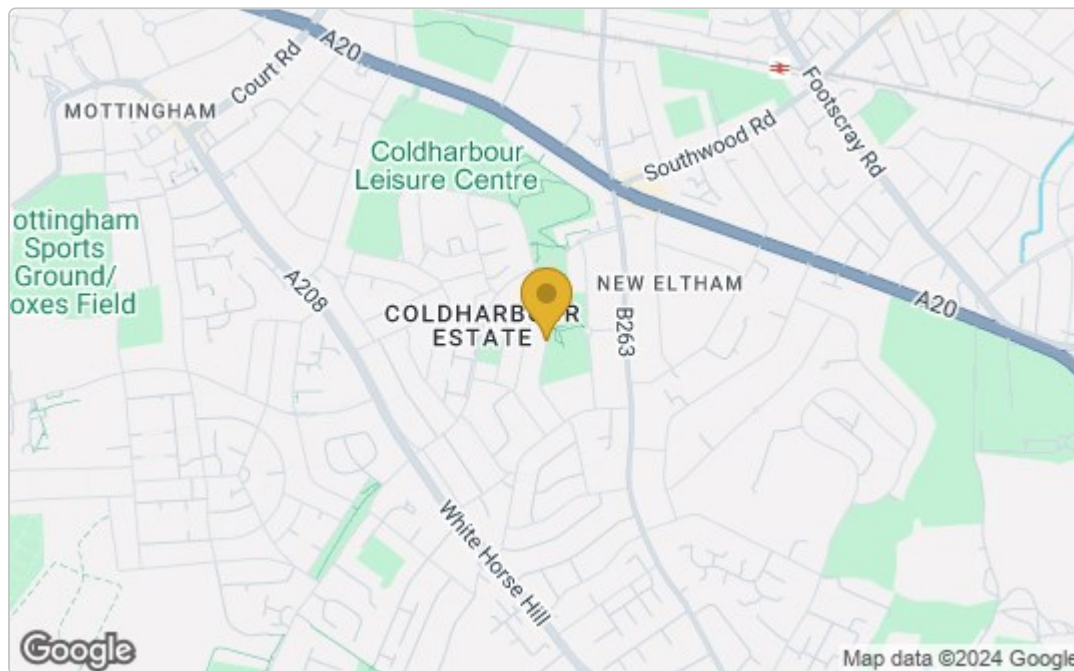
Ground Floor



First Floor

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.  
By Homeoutlook.co.uk / Copyright 2024

## Area Map



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.