

# Westmount Estates



Sandby Green, London, SE9 6NJ

**Asking Price £515,000**

A beautiful example of a chocolate box cottage on the ever popular Progress estate. Internally the accommodation comprises of a sizeable lounge with bi-folding doors to a half brick conservatory, a modern fitted kitchen. Two bedrooms and a four piece bathroom to the first floor and a second staircase to a loft room. To the rear there is a private well kept garden with a block paved driveway for multi vehicles. Ideally situated for both Eltham High Street and mainline station with the added benefit of open green space as you outlook. Greenwich council tax band D. EPC

## ENTRANCE

A UPVC double glazed door with frosted glass insert to the entrance hall.

## ENTRANCE

Stairs to the first floor, under stairs storage cupboard, radiator, dado rail, centre light point.

## LOUNGE 16'5" x 10'11" (5.01 x 3.34)



A double glazed Georgian window to front, coved ceiling, open fireplace with wooden mantle, centre light point, double bi-folding doors to the conservatory.

## KITCHEN 10'4" x 10'2" (3.15 x 3.11)



Fitted with a range of eye and base units, roll top work surface with tiled surround, space for a freestanding fridge freezer and oven, plumbing for washing machine, wall mounted boiler, radiator, coved ceiling, three way centre spotlights, single sink unit with drainer and mixer taps, space for a tumble dryer, engineered wooden flooring, open to the conservatory.

## CONSERVATORY 15'9" x 9'9" (4.81 x 2.99)



Half brick half double glazed conservatory, double glazed French patio doors for access to the garden, bespoke window shutters, two radiators, engineered wood flooring, four wall mounted lights.

## LANDING

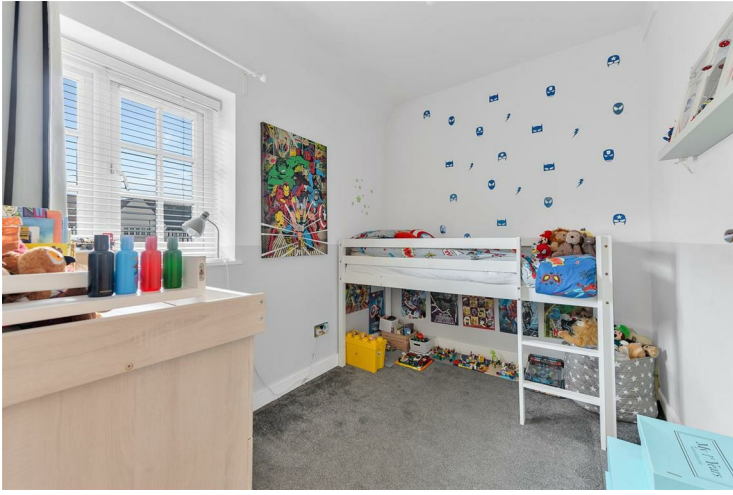
Stairs to the first floor, double glazed Georgian windows to the front, radiator, two centre light points, a second staircase to a loft room.

## BEDROOM ONE 12'9" x 8'9" (3.89 x 2.69)



A double glazed Georgian window to rear, radiator, four way centre spotlight.

**BEDROOM TWO 9'1" x 6'6" (2.78 x 2.0)**



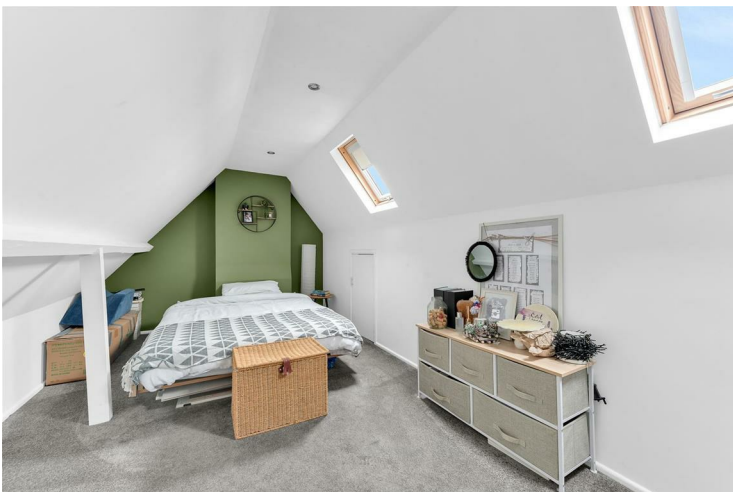
A double glazed Georgian window to front, radiator, centre light point.

**BATHROOM 11'1" x 7'8" (3.39 x 2.36)**



A four piece suite comprising panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low flush w/c, wall mounted power shower, glass screen, the quarter tiled walls, radiator, double glazed frosted Georgian window to rear, towel rail radiator, tiled flooring, three way centre spotlight.

**LOFT ROOM 21'6" x 9'1" (6.56 x 2.78)**



A second dog leg staircase to a loft room, two double

glazed Velux windows to rear, doors housing eaves storage space, radiator, inset spotlights.

**REAR GARDEN 44'1" x 21'7" (13.45 x 6.60)**



Side storage access with a outside tap, paved patio, laid to Astro turf, second paved patio for late afternoon sunshine.

**FRONTAGE**

A block paved driveway for off road parking for multi vehicles. Courtesy light.

# Floor Plan



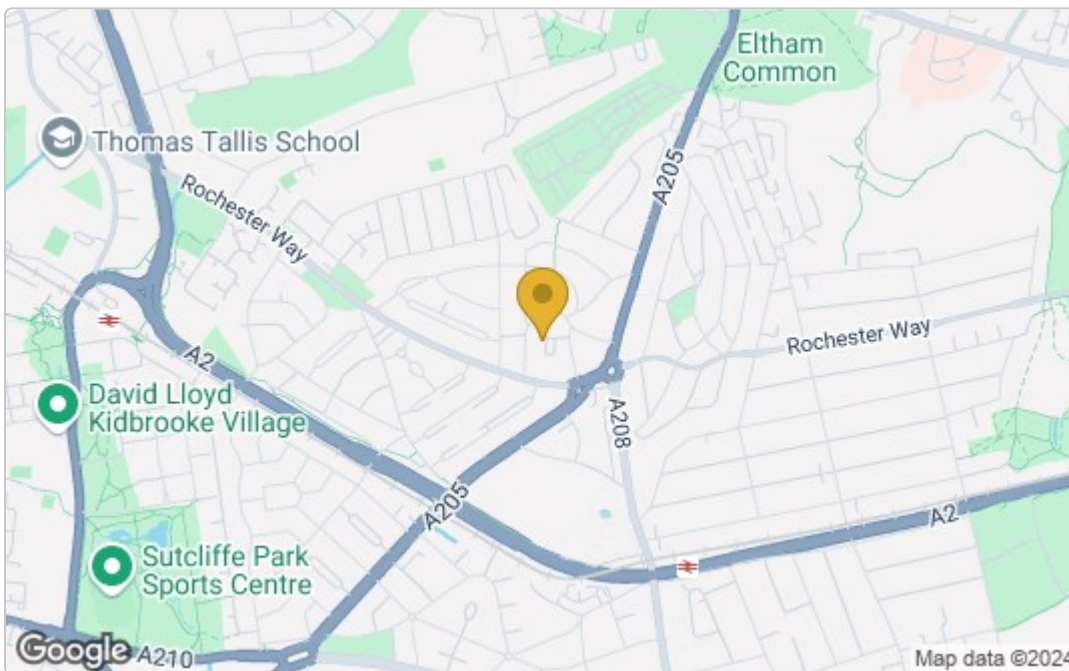
Sandby Green, SE9

Approximate Gross Internal Area = 1044 sq ft / 97 sq m

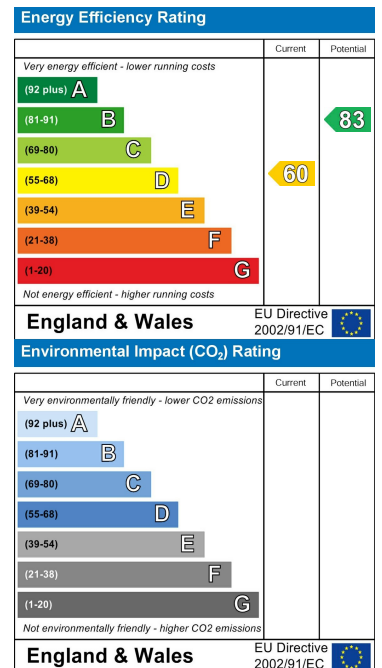


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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## Area Map



## Energy Efficiency Graph



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