

Westmount Estates



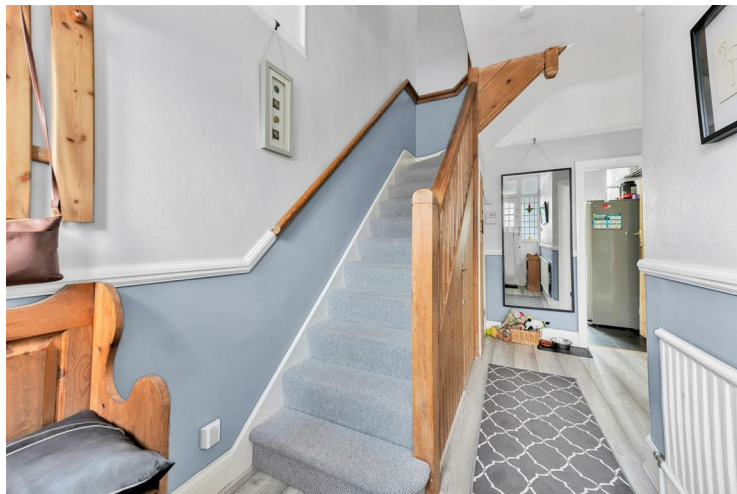
Gourock Road, London, SE9 1HY

Asking Price £734,995

OFFERED TO THE MARKET WITH NO FORWARD CHAIN. Located on this sought after road and within striking distance of Eltham High Street is this well proportioned THREE bedroom mid terrace family home.

Arrange to provide two reception rooms and kitchen to the ground floor and THREE well proportioned bedrooms, bathroom and separate W.C. to the first floor. To the rear of the property is a detached garage accessed via Blunts Road along with a mature South facing garden. Having St Mary's primary school and Eltham Church of England primary school located at either end of the street this property is ideal for the growing family. Council tax Greenwich band E. Freehold. Awaiting EPC.

ENTRANCE HALL



Multi Paned entrance door with opaque stained glass windows, windows to either side with matching opaque stained glass. Centre light point, picture rail, dado rail, radiator, carpeted stairs to first floor level with two under stairs storage cupboards, laminate flooring.

RECEPTION ROOM



Square double glazed bay window to front with stained glass fan lights above. Centre light point, coving to ceiling, picture rail, radiator, gas effect fire (untested) with cast iron surround with tiled inserts, laminate flooring.

DINING ROOM



Double glazed full height patio doors to rear leading to garden with full height floor to ceiling windows to either side. Centre light point, coving to ceiling, picture rail, cast iron feature fire place with wooden mantle over, stripped wooden floor boards.

KITCHEN



Fitted with a matching range of wall and base units with worktop over, one and half bowl stainless steel sink with drainer and mixer tap. Space for washing machine, free standing four ring electric cooker with fixed stainless steel extractor hood over and space for double fridge freezer. Double glazed door to rear leading to garden with double glazed window to side of door. Partly tiled walls, centre light point, tiled flooring.

OUT SIDE W.C.

High level flush W.C. wall mounted boiler, tiled flooring.

FIRST FLOOR LANDING

Access to loft with light panel, doors to all rooms, carpet as laid.

BEDROOM ONE



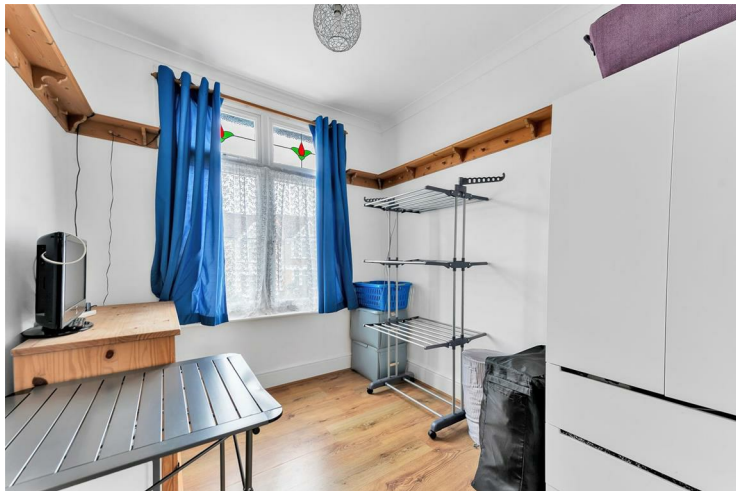
Double glazed square bay window to front with stained glass fan light above, built in wardrobes to both alcoves, centre light point, coving to ceiling, picture rail, cast iron feature fire place, radiator, laminate flooring.

BEDROOM TWO



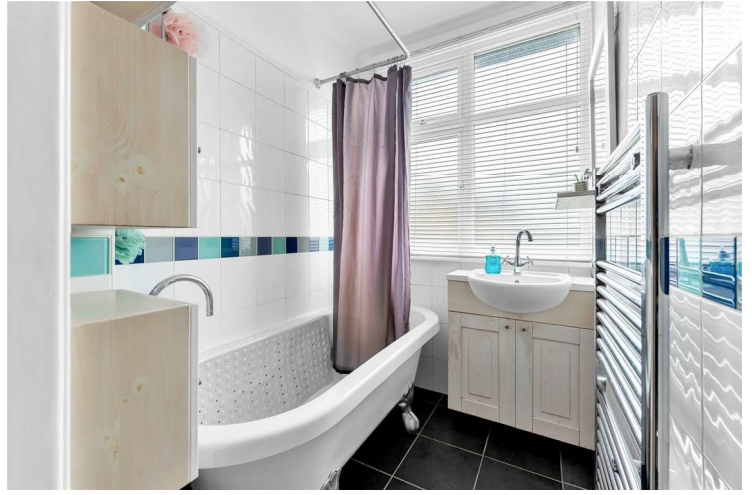
Double glazed window to rear, coving to ceiling, picture rail, centre light point, built in wardrobes to both alcoves, cast iron feature fire place, radiator, carpet as laid.

BEDROOM THREE



Double glazed window to front, coving to ceiling, centre light point, radiator, laminate flooring.

BATHROOM



Claw foot bath with mixer tap including shower attachment, vanity wash hand basin with mixer tap. Frosted double glazed window to rear, partly tiled walls, centre light point, built in storage cupboard, tiled flooring.

SEPARATE W.C.

Frosted double glazed window to rear, low level flush W.C. centre light point, tiled flooring.

REAR GARDEN



South facing rear garden with a decked patio area, laid to lawn, shrub borders, side access to rear detached garage.

GARAGE

Detached garage with up and over door, access via Blunts Road, power and light.

FRONT GARDEN

Off street parking for two vehicles.

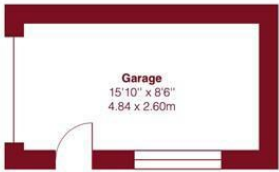
Floor Plan



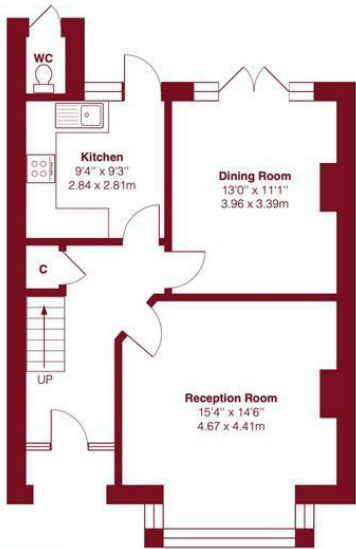
Gourock Road, SE9

Approximate Gross Internal Area = 1151 sq ft / 107 sq m

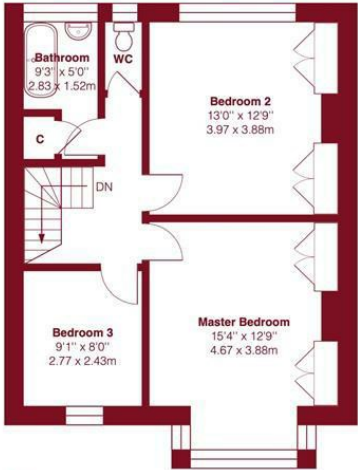
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Out Building



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.
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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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