



Earlshall Road, London, SE9 1PN

**Asking Price £635,000**

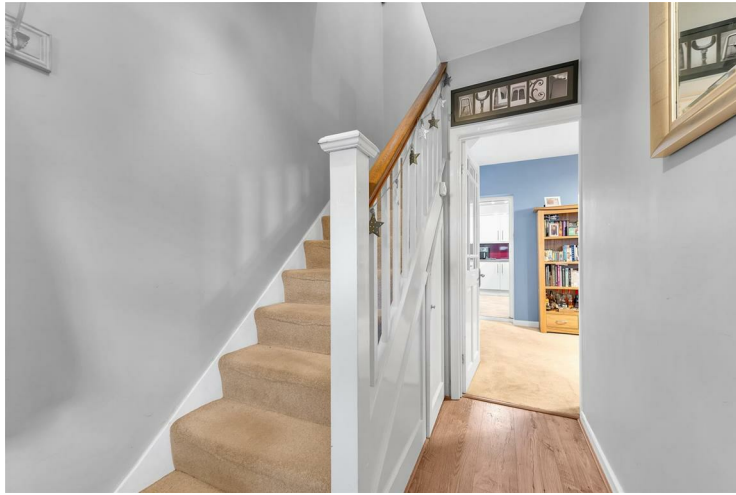
Westmount Estates have pleasure in offering this well presented FOUR bedroom end of terraced family home. Internally the accommodation comprises an open plan lounge, modern fitted kitchen and dining area, pitched roof conservatory. To the first floor there are three bedrooms and a family bathroom with a second staircase to the fourth bedroom with a en-suite bathroom. The garden to the rear has southerly aspect with side access to the front with off road parking for two cars. Situated within the heart of Eltham Park ideally position for two sought after schools and within a short walk to both Eltham High Street and mainline station. Council Tax band D. Freehold. EPC rating C.



### ENCLOSED ENTRANCE PORCH

A double glazed door with a frosted glass leaded light numbered door to the entrance hall.

### ENTRANCE HALL



Laminated flooring, radiator, stairs to first floor, double glazed leaded light stained glass window to front, coved ceiling, under stairs storage cupboard.

### LOUNGE



A double glazed bay window to front with stained glass leaded light fanlights, a feature electric fire with wooden mantle, radiator, centre light point, open to the second reception.

### SECOND RECEPTION



Display shelving, two radiators, centre light point, under stairs storage house for a wall mounted boiler, double glazed window to side, door to the kitchen.

### FITTED KITCHEN



A range of eye and base units, wooden work surface, four ring gas hob and extractor fan, built in double oven, integrated dishwasher, plumbing for washing machine, one and a half sink unit with stainless steel drainer and mixer taps, concealed lighting, four way centre spotlight, laminate effect flooring, space for a dining table, space for an American style fridge freezer with additional bespoke storage cupboards, radiator, a second four ring centre spotlight, bi-fold doors to the conservatory.

## CONSERVATORY



A half brick half double glazed pitched roof conservatory, laminate effect flooring, wall mounted lights, French patio doors for access to the garden.

## LANDING

A dog-leg staircase to the first floor, double glazed window to side, second staircase to the fourth bedroom.

## BEDROOM ONE



A double glazed bay window to front with stained glass leaded light fanlights, built in wardrobes with storage cupboards above, radiator, inset spotlights.

## BEDROOM TWO



A double glazed bay window to rear, built in double wardrobes with storage cupboards above, radiator, inset spotlights.

## BEDROOM THREE



A double glazed window to front with stained glass leaded light fanlights, radiator, centre light point.

## FAMILY BATHROOM



A three piece suite comprising panel enclosed bath with a wall mounted fixed and detachable head power shower, with glass screen, vanity wash hand basin, concealed low flush w/c, two double glazed frosted



windows to rear, tiled walls, inset spotlights, towel rail radiator, tiled flooring.

## SECOND LANDING

A second staircase to the fourth bedroom, a double glazed frosted window to side, door to en-suite and bedroom four.

## BEDROOM FOUR



A double glazed window to rear, radiator, laminate flooring, floor to ceiling bespoke wardrobes to one wall, centre light point.

## EN SUITE BATHROOM



A wall mounted power shower with glass screen, vanity wash hand basin, low flush w/c, tiled walls, extractor fan, double glazed window to rear, towel rail radiator, centre light point.

## REAR GARDEN



A Southerly aspect garden with a paved patio, side access via gate, outside tap, detached timber storage shed, mainly laid to lawn with mature shrubs.

## PURPOSE BUILT SHED

## FRONTAGE

Off road parking for two vehicles.

## Floor Plan



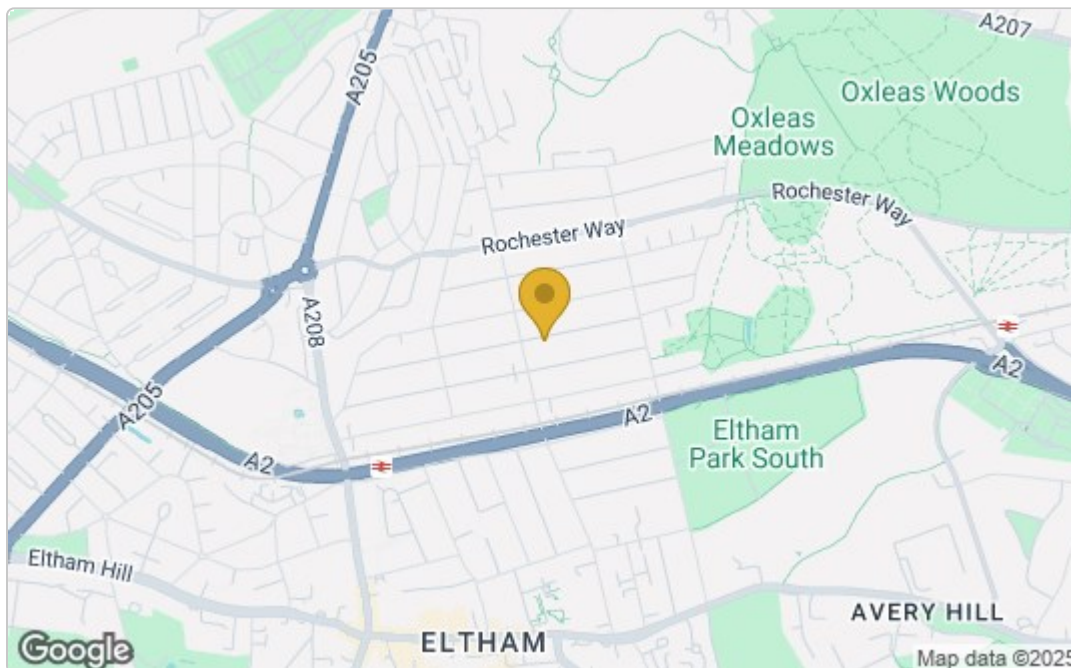
Earlshall Road, SE9

Approximate Gross Internal Area = 1164 sq ft / 108.1 sq m (excluding Outbuilding)





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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			<p>81</p> <p>70</p>
<p><b>England &amp; Wales</b></p> <p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p>		<p>EU Directive 2002/91/EC</p> 	
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 	

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