

Westmount Estates



Arsenal Road, London, SE9 1JZ

Asking Price £435,000

Situated on the ever popular Progress Estate and offered with no forward chain comes this TWO bedroomed end of terraced cottage. Situated on a bold plot with gardens to the rear and side with the additional benefit of off road parking which is rare for the area. Internally the accommodation comprises of a sizeable lounge, modern fitted kitchen and breakfast area with two bedrooms to the first floor and an three piece bathroom suite. Greenwich council tax band D. EPC rating D.

ENTRANCE

An enclosed porch with a wooden front door to the entrance hall.

ENTRANCE HALL

Stairs to the first floor, radiator, laminate flooring, centre light point, door to the lounge.

LOUNGE 13'9" x 13'3" (4.20 x 4.04)



A double glazed window to front with bespoke window shutters, radiator with concealed cover, door housing under stairs storage cupboard and meters, laminate flooring, open fireplace, centre light point.

KITCHEN 16'6" x 8'3" (5.04 x 2.53)



Fitted with a range of eye and base units, roll top worksurface, built in oven with four ring gas hob and splashback with extractor fan over, single sink unit with drainer and mixer taps, plumbing for washing machine, space for a free standing fridge freezer, space for a dining table, radiator, two centre light points, double glazed Georgian door for access to the garden, double glazed Georgian window to rear, laminate flooring.

LANDING

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

BEDROOM ONE 16'5" x 9'5" (5.02 x 2.89)



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

BEDROOM TWO 8'3" x 7'11" (2.54 x 2.42)



A double glazed window to rear, laminate flooring, centre light point.

BATHROOM 8'3" x 7'11" (2.54 x 2.42)



A three piece bathroom suite comprising panel enclosed bath with mixer taps and glass screen, pedestal wash hand basin, low flush w/c, double glazed frosted window to side, radiator, laminate flooring, centre light point.

GARDEN



A large decking area, L shaped garden, paved patio area, lockable gate to front. The main garden is laid to lawn with storage shed.

PARKING

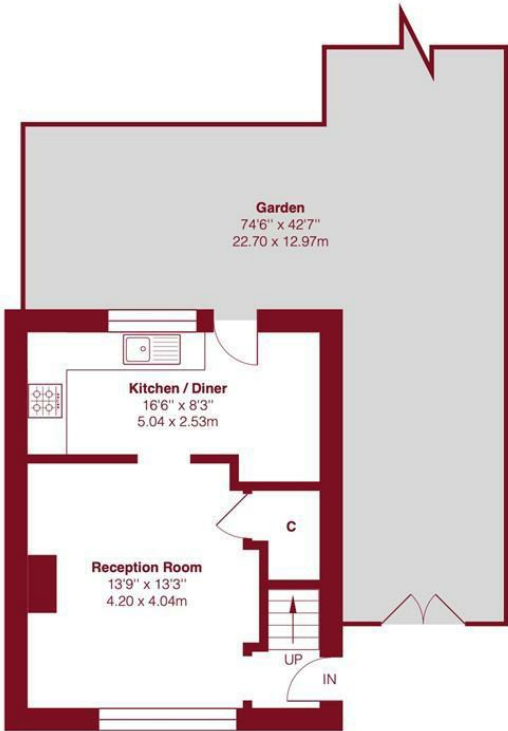
A brick retaining wall with the main garden laid to lawn, hardstanding area for multi vehicle parking.

Floor Plan

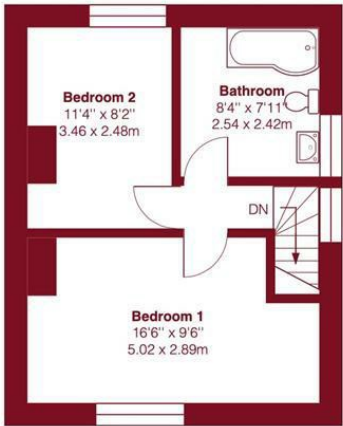


Arsenal Road, SE9

Approximate Gross Internal Area = 699 sq ft / 64.9 sq m



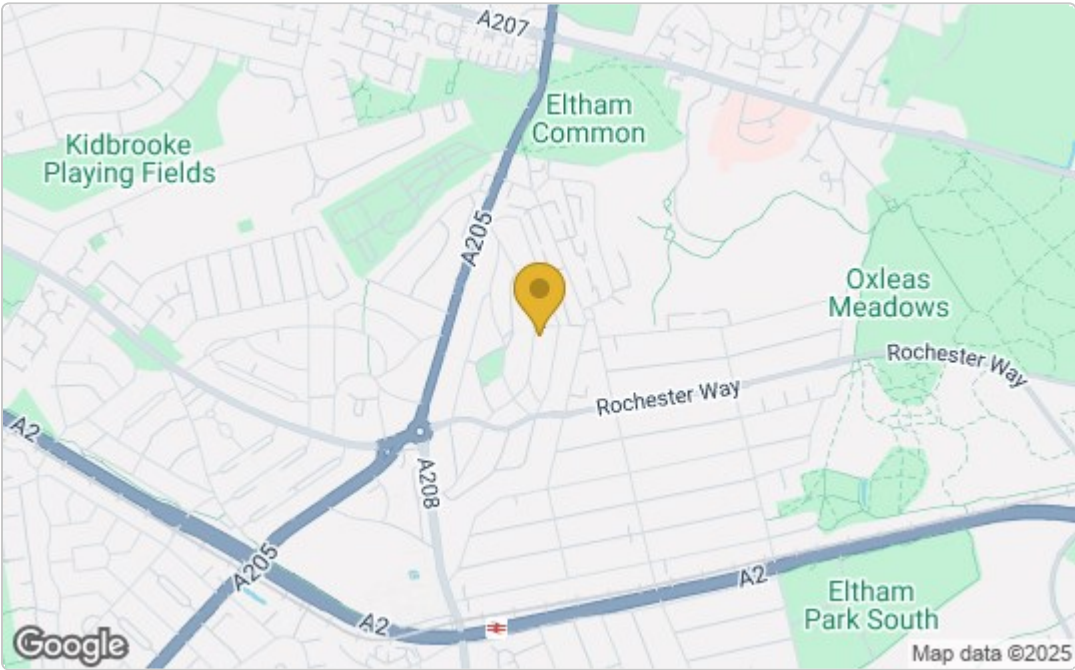
Ground Floor



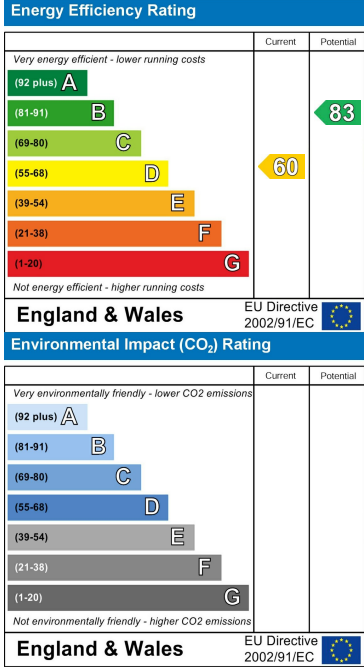
First Floor

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 2025

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.