

Westmount Estates



Colepits Wood Road, London, SE9 2QJ

Asking Price £765,000

Situated on the ever popular Eltham Height's development and offered to market with no forward chain. Westmount Estates have pleasure in offering this extended FIVE bedroom semi detached family home. It would be fair to say that the property does require complete modernisation however this would give any prospective buyer to stamp there own personality onto their new home. Internally the accommodation comprises of a sizeable lounge, second reception and study, downstairs w/c and kitchen. To the first floor there are FIVE bedrooms and two separate bathrooms. To the rear there is a 113ft garden with a garage and driveway to the front. EPC rating E. Greenwich Council Tax F.

ENCLOSED ENTRANCE PORCH

A double glazed enclosed porch to a wooden front door with a glass insert.

ENTRANCE HALL



Stripped wooden flooring, stairs to first floor, radiator, centre light point, leaded light window to front.

DOWNSTAIRS W.C

A low flush w/c, suspended wash hand basin, centre light point.

LOUNGE 15'5" x 12'2" (4.7 x 3.71)



A double glazed bay leaded light window to front, stripped wooden flooring, fireplace with stone surround and hearth and wooden mantle, recess shelving, radiator, coved ceiling, two centre light point.

SECOND RECEPTION 13'5" x 10'10" (4.09 x 3.31)



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

OFFICE 8'4" x 7'5" (2.56 x 2.28)



A double glazed bay window to rear, centre light point.

KITCHEN 12'2" x 10'2" (3.73 x 3.10)



A fitted kitchen with a range of eye and base units, laminate work surface, four ring gas hob, space for a free standing oven, extractor fan over, tiled walls, double glazed window to rear, double sink unit with stainless steel drainer and mixer taps, plumbing for washing machine, wall mounted boiler, space for tumble dryer,

double glazed window to rear, double glazed UPVC door for access to the garden, two centre strip lights.

LANDING

Stairs to first floor to a split landing, two landing area's, centre light point.

BEDROOM ONE 15'6" x 11'1" (4.74 x 3.38)



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

BEDROOM TWO 13'4" x 11'1" (4.08 x 3.38)



A double glazed window to rear, radiator, built in wardrobes with storage cupboards above, centre light point.

BEDROOM THREE 11'5" x 10'5" (3.49 x 3.19)



A double glazed bay window to rear, radiator, centre light point.

BATHROOM 9'2" x 7'4" (2.80 x 2.26)



A four piece suite comprising panel enclosed bath with mixer taps, bidet , pedestal wash hand basin, low flush w/c, inset spotlights, stripped wooden flooring, radiator, half tiled walls, double glazed frosted leaded light window to front.

BEDROOM FOUR 11'5" x 10'0" (3.49 x 3.07)



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

BEDROOM FIVE 10'2" x 7'4" (3.12 x 2.26)



A double glazed window to rear, radiator, centre light point.

SECOND BATHROOM 5'6" x 5'3" (1.69 x 1.61)



An enclosed wall mounted power shower with glass surround, pedestal wash hand basin, low flush w/c, tiled walls, radiator, double glazed window to side, centre light point.

REAR GARDEN 113'6" x 33'1" (34.60 x 10.10)



A crazy paved patio area with outside lighting and tap. A substantial sized plot which is mainly laid to lawn with mature shrubs and tree's, detached timber storage shed.

GARAGE 19'8" x 10'8" (6.00 x 3.26)

An up and over door with power and lighting, double glazed leaded light to front, personal door to the garden.

FRONTAGE

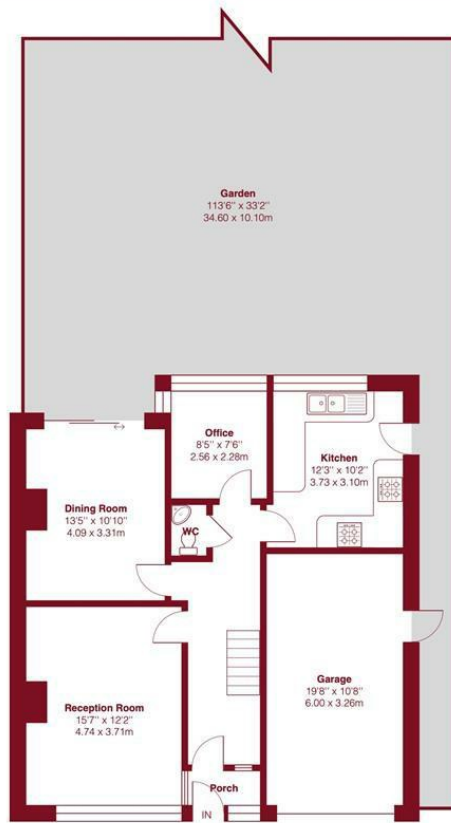
A brick retaining wall, main garden laid to lawn with flower borders, driveway for multi vehicle off road parking.

Floor Plan

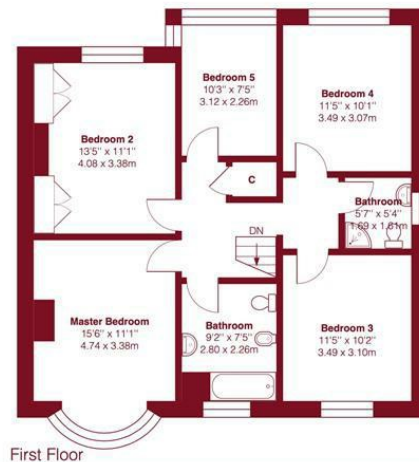


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Approximate Gross Internal Area = 1777 sq ft / 165 sq m



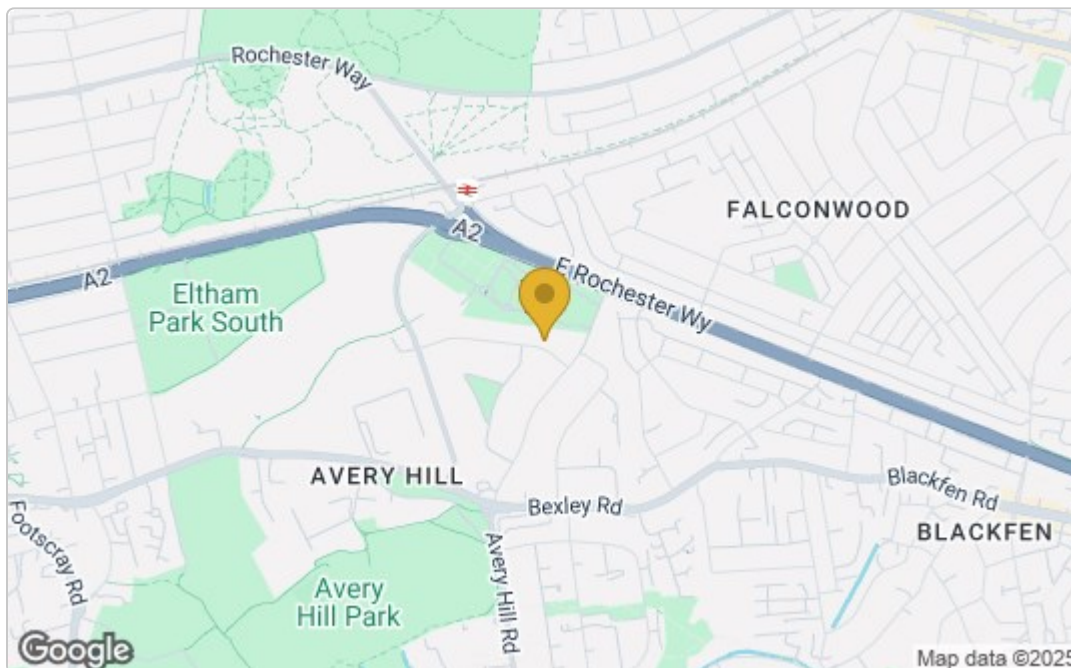
Ground Floor



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.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			83 51
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC 	
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

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