

Westmount Estates



Allenswood Road, London, SE9 6RW

Asking Price £550,000

A recently renovated THREE bedroom semi detached family home with a large south facing garden. Easy links to city centre including a 15 minute walk to the station and ten minute bus ride to the Elizabeth line.

Oxleas Wood is just a 10 minute walk with ancient woodland and stunning views over the city skyline. Internally the property includes a lounge, second reception room overlooking the garden, a modern fitted kitchen, three well appointed bedrooms to the first floor and a family bathroom. The property boasts a south facing garden which captures the sun all day long. A private driveway for off road parking. EPC rating E. Greenwich council tax band D.

ENTRANCE

A UPVC door with bevelled glass insert to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, radiator, under stairs storage cupboard, double glazed frosted window to front, centre light point.

LOUNGE



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

SECOND RECEPTION ROOM



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

FITTED KITCHEN



A recently renovated designer kitchen with a range of eye and base units, roll top work surface with tiled surround, built in oven with a four ring gas hob with extractor fan over, wall mounted concealed boiler, integrated dishwasher, plumbing for washing machine, one and a half ceramic sink unit with mixer taps, under stairs recess, double glazed window to rear, double glazed door for access to the garden, two centre light points.

LANDING

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

BEDROOM ONE



A double glazed window to front, radiator, floor to ceiling fitted wardrobes with storage cupboards above, centre light point.

BEDROOM TWO



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

BEDROOM THREE



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

BATHROOM



A three piece suite comprising an enclosed power shower, vanity wash hand basin, low flush w/c, period style radiator with towel rail, double opening double glazed frosted window to rear, tiled walls, inset spotlights, tiled flooring.

REAR GARDEN



The property boasts a large south facing garden which captures the sun all day long. Paved patio area and pathway to the rear of the garden with an additional paved patio. The majority of the garden is laid to lawn with mature shrubs, three detached timber storage sheds, one of which has full electricity and is currently used as a home office, side access via a wrought iron gate to a covered storage area and door to the front.

FRONTAGE

A block paved driveway with a brick retaining wall, rose garden, pathway to front door, side access via a lockable wrought iron gate.

Floor Plan



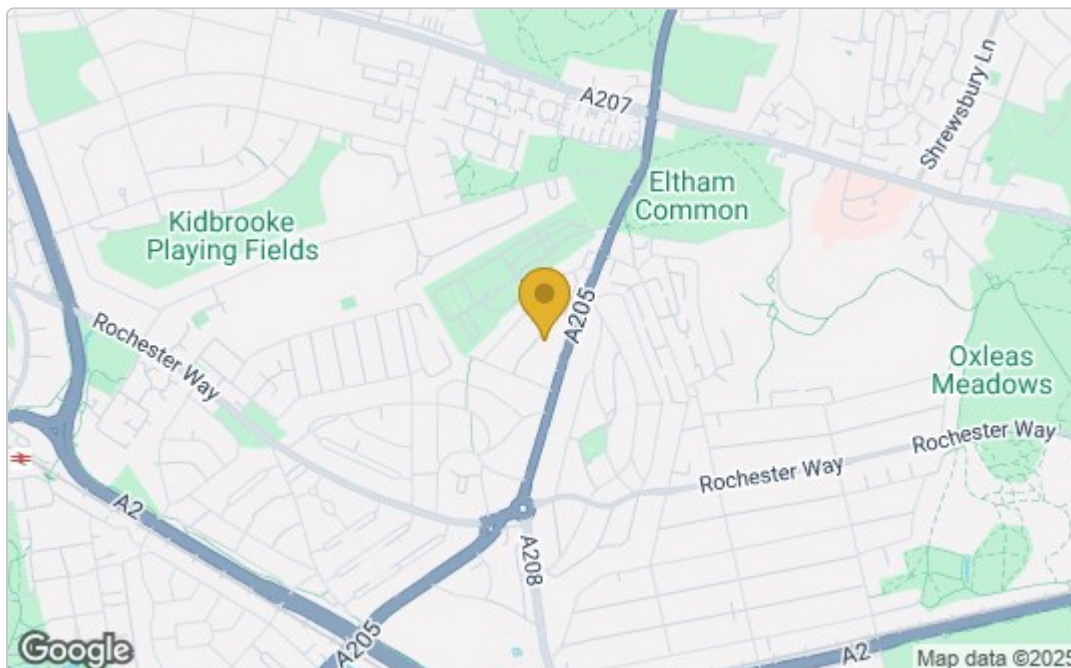
Allenswood Road, SE9

Approximate Gross Internal Area = 852 sq ft / 79.1 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

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			<p>87</p>
<p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/94/EC</p>	

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