

Westmount Estates



Howerd Way, London, SE18 4PY

Price Range £435,000

GUIDE PRICE £435,000 TO £450,000. Situated within this very popular cul de sac. Westmount Estates have pleasure in offering this TWO bedroom end of terraced home. Internally the accommodation comprises of a lounge, open plan fitted kitchen and diner, downstairs W/C. To the first floor there are two well appointed bedrooms and a three piece bathroom suite. To the rear there is a private rear garden with a gate to the side access. EPC rating D. Greenwich council tax band C.

ENTRANCE

A wooden door with a double glazed window to an entrance hall.

ENTRANCE HALL

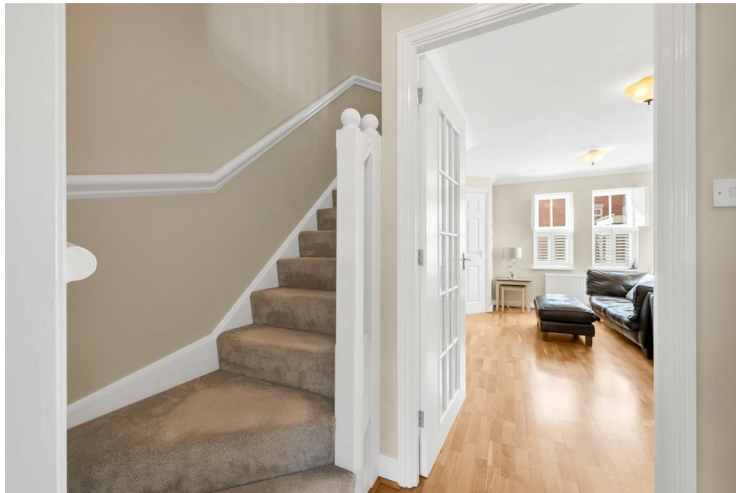
Laminate flooring, radiator, centre light point, door to the lounge.

LOUNGE



A double glazed Georgian window to front with bespoke window shutters, radiator, laminate flooring, under stairs storage cupboard, coved cornice, two centre light points, door to the inner lobby.

INNER LOBBY



Stairs to the first floor, coved ceiling, centre light point, alarm panel, door to w/c, multi paneled door to the kitchen/dinning room.

DOWNSTAIRS W.C

A low flush w/c, suspended wash hand basin, laminate flooring, double glazed frosted Georgian window to side, centre light point, radiator, tiled splashback, centre light point.

FITTED KITCHEN



A modern fitted kitchen with a range of eye and base units, roll top work surface with tiled surround, one and half sink unit with stainless steel drainer and mixer taps, plumbing for washing, built in oven with four ring gas hob and extractor fan over, plumbing for a dishwasher, space for a free standing fridge freezer, tiled floors, inset spotlights, wall mounted concealed boiler, double glazed Georgian window to rear, open to the dining area. Double glazed French patio doors for access to the garden, inset spotlights, space for a dining table, radiator, tiled flooring.

BEDROOM ONE



Two double glazed Georgian windows to front, with bespoke window shutters, radiator, built in wardrobe, coved ceiling, laminate flooring, centre light point,.

BEDROOM TWO



Two double glazed windows to rear, bespoke window shutters, radiator, laminate flooring, built in wardrobe, coved ceiling, centre light point.

BATHROOM



A three piece suite comprising of panel enclosed bath with mixer taps, wall mounted fixed and detachable head shower and glass screen, pedestal wash hand basin, low flush w/c, laminate flooring, double glazed Georgian frosted window to rear, tiled walls, four way centre spotlight, extractor fan, towel rail radiator.

LANDING

A dog-leg staircase to the landing, coved ceiling, centre light point, laminate flooring, access to the loft, large cupboard housing airing space.

REAR GARDEN



An enclosed garden with a paved patio area, outside tap power and lighting, laid to lawn with mature tree's, side access via a lockable gate.

FRONTAGE

A shared front garden laid to lawn, pathway to front door and side access.

Floor Plan



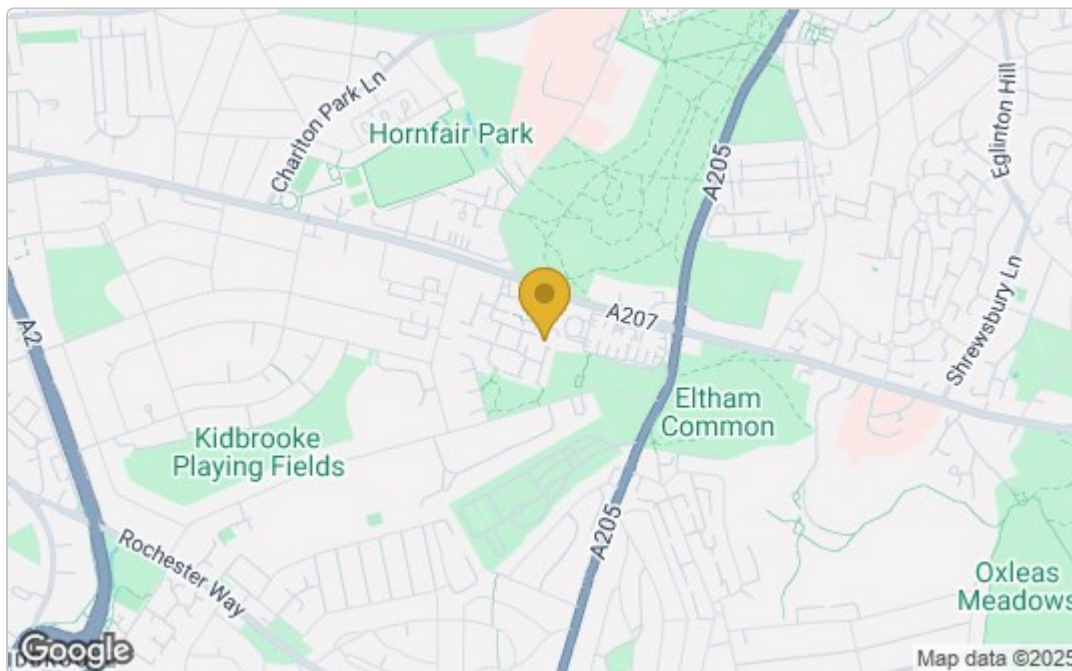
Howert Road, SE18

Approximate Gross Internal Area = 697 sq ft / 64,7 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



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.

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>67</p>	<p>88</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>			
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