



Eltham Park Gardens, London, SE9 1AP

Asking Price £875,000

Offered to market for the first time in some 53 Years. Westmount Estates have pleasure in offering this FOUR bedroom semi detached 'Corbett' family home. Internally the accommodation comprises of a sizeable lounge, second reception, fitted kitchen with a utility room and a downstairs cloakroom. To the first floor there are four well appointed bedrooms and a family bathroom. The garden to the rear is private and well kept with side access to a front garden and off road parking. Council Tax band E. EPC rating D. Freehold.

ENTRANCE

A wooden door with a multi painted frosted glass insert to the entrance hall.

ENTRANCE HALL



An L shaped hallway with two frosted glass windows either side of the front door and a frosted glass window above, ornate coved cornice, ornate ceiling rose, under stairs storage, picture rail, two radiators, two centre light points.

LOUNGE 16'11" x 13'7" (5.16m x 4.14m)



A double glazed bay angled window to front, two radiators, a feature real fire cast iron fireplace with tiled insert, marble surround mantle and hearth, ornate coved cornice, ornate centre ceiling rose.

SECOND RECEPTION 13'9" x 10'10" (4.19m x 3.30m)



A double glazed French patio doors for access to the garden with a double glazed window above, a feature cast iron fireplace with tiled insert and wooden mantle, ornate coved cornice, ornate centre ceiling rose, centre light point, two radiators.

FITTED KITCHEN 10'4" x 10'3" (3.15m x 3.12m)



Fitted with a range of eye and base units, laminate work surface with tiled surround, built in double oven, four ring halogen hob, double glazed window to rear, tiled flooring, radiator, two inbuilt storage cupboards, space for a freestanding fridge freezer, one and a half sink unit with stainless steel drainer and mixer taps, strip lighting.

UTILITY ROOM 7'6" x 6'6" (2.3 x 2.0)

Plumbing for a washing machine, space for a tumble drier, space for a freestanding freezer, sash window to side, double glazed UPVC door for access to the garden, wall mounted boiler, tiled flooring, door to a w/c, strip lighting.

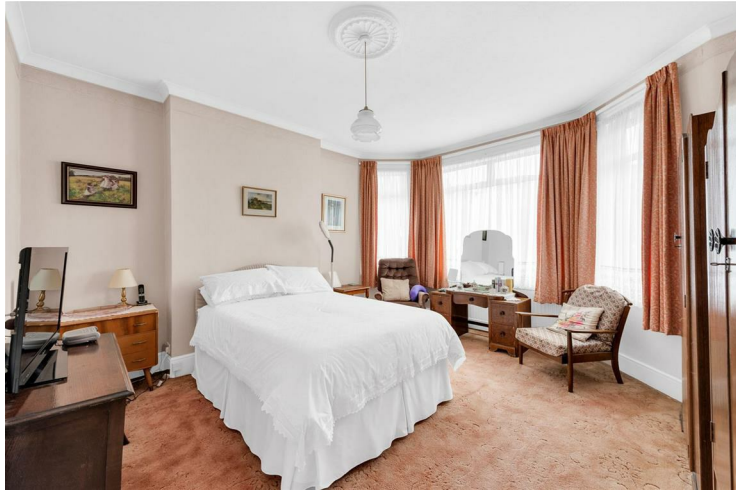
DOWNSTAIRS W.C

A low flush w/c, radiator, double glazed frosted window to rear, suspended wash hand basin with tiled surround.

LANDING

Picture rail, centre light point, access to loft via hatch.

BEDROOM ONE 14'3" x 13'5" (4.34m x 4.09m)



A double glazed angled bay window to front, radiator, coved ceiling, ornate centre ceiling rose.

BEDROOM TWO 13'9" x 9'11" (4.19m x 3.02m)



A double glazed window to rear, radiator, coved ceiling, ornate centre ceiling rose.

BEDROOM THREE 9'6" x 9'6" (2.90m x 2.90m)



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

BEDROOM FOUR 9'3"x 8'1" (2.82mx 2.46m)



A double glazed window to rear, radiator, built in airing cupboard and storage, coved ceiling, centre light point.

FAMILY BATHROOM 8'8" x 4'8" (2.64m x 1.42m)



A three piece suite comprising a panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low flush w/c, half tiled walls, frosted casement window to rear, radiator, strip lighting.

REAR GARDEN



A substantial sized paved patio area, outside power and lighting, outside tap, side access via a lockable gate, steps to the main garden with another paved patio area,

laid to lawn with mature shrubs and flower borders, fruit trees, detached timber shed for storage.

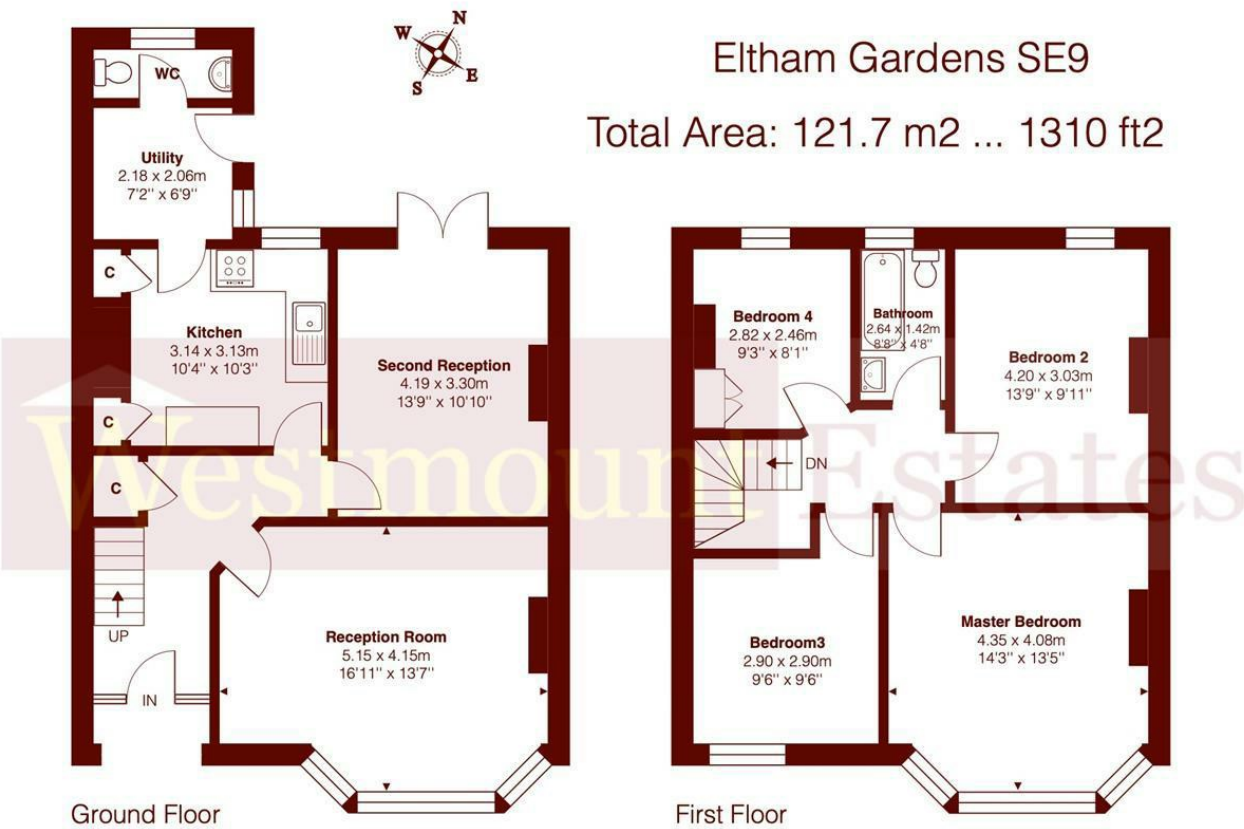
FRONTAGE

A brick retaining wall, pebbled front garden with flower borders, path to front entrance, driveway for off road parking.

DRONE

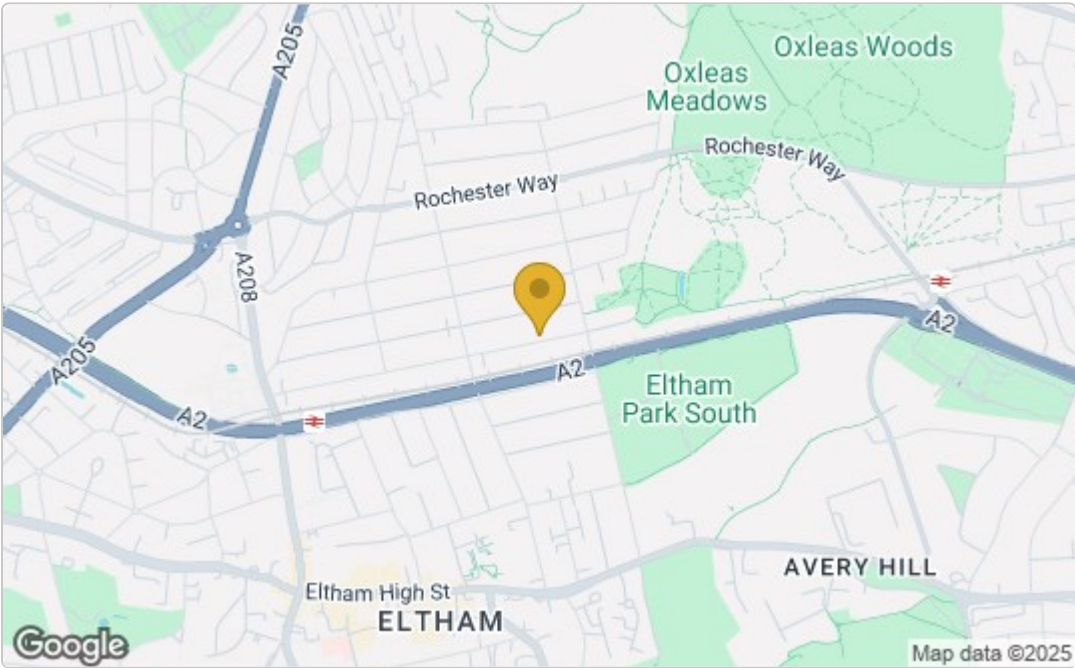


Floor Plan

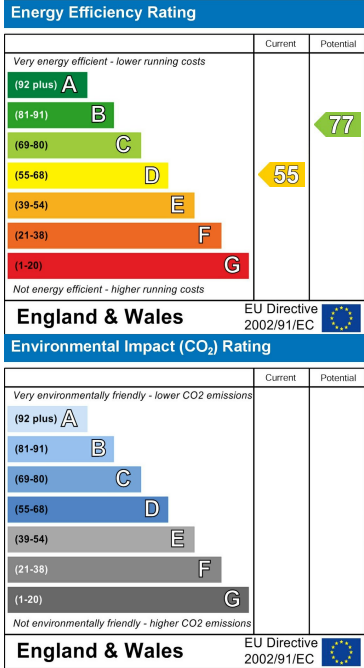


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

Area Map



Energy Efficiency Graph



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