

Westmount Estates

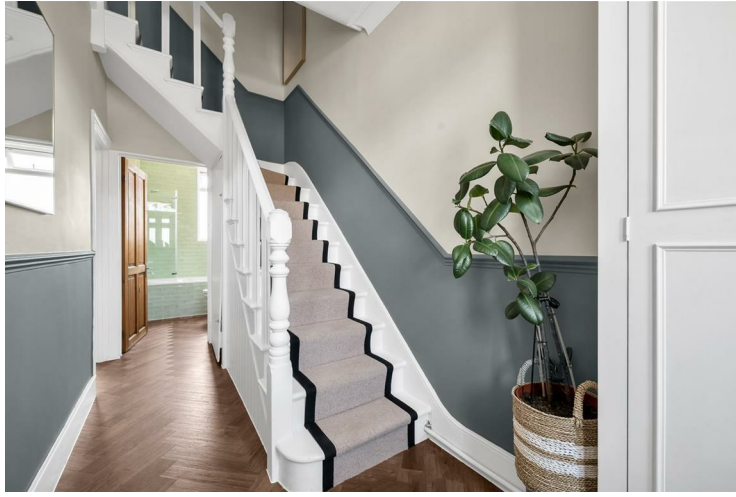


Grangehill Road, London, SE9 1SE

£600,000

A truly exceptional example of a THREE bedroom mid terrace family home located in the heart of Eltham's Corbett Estate. Internally this property has been finished to the highest standard by its current owners and boasts a reception room with bespoke window shutters and a reclaimed and fully restored fire place, dining room, kitchen and bathroom with a white three piece suite to the ground floor whilst to the first floor are THREE well proportioned bedrooms. To the rear of the property is a well stocked private rear garden with a rear decked patio area for those long summer evenings entertaining friend and family. Well located for access to Eltham mainline train station boasting a fast and frequent service to central London. Council tax Greenwich band D. Freehold. EPC rating D.

ENTRANCE HALL



UPVC entrance door with frosted glass inserts, built in storage cupboard, stairs to first floor level with carpet runner, under stairs storage cupboard, centre light point, covered radiator, dado rail, Amtico flooring.

RECEPTION ROOM



Double glazed bay window to front with bespoke window shutters, centre light point with ornate ceiling rose, coving to ceiling, picture rail, column radiator, cast iron feature fire place with tiled inserts and wooden mantle piece, Amtico flooring.

DINING ROOM



Centre light point with ornate ceiling rose, coving to ceiling, picture rail, covered radiator, Built in low level storage cupboards to both alcoves with one alcove having display shelving, Amtico flooring.

KITCHEN



Fitted with a matching range of wall and base units with work surface over, ceramic sink with drainer and swan neck mixer tap. Built in electric oven and four ring gas hob with stainless steel extractor hood over. Space for washing machine and fridge freezer. Inset ceiling spot lights, partly tiled walls, Double glazed windows to rear and side, double glazed door to rear leading to garden, Amtico flooring.

BATHROOM



Fitted with a three piece suite comprising: panel enclosed bath with glass shower screen and shower over, vanity wash hand basin with mixer tap and low level flush W.C. with concealed cistern. Frosted double glazed window to rear, inset ceiling spot lights, partly tiled walls, heated towel rail, Amtico flooring.

FIRST FLOOR LANDING

Access to loft, doors to all rooms, carpet as laid.

BEDROOM ONE



Two double glazed windows to front, two column radiators, built in wardrobes across one wall, centre light point with ornate ceiling rose, coving to ceiling, carpet as laid.

BEDROOM TWO



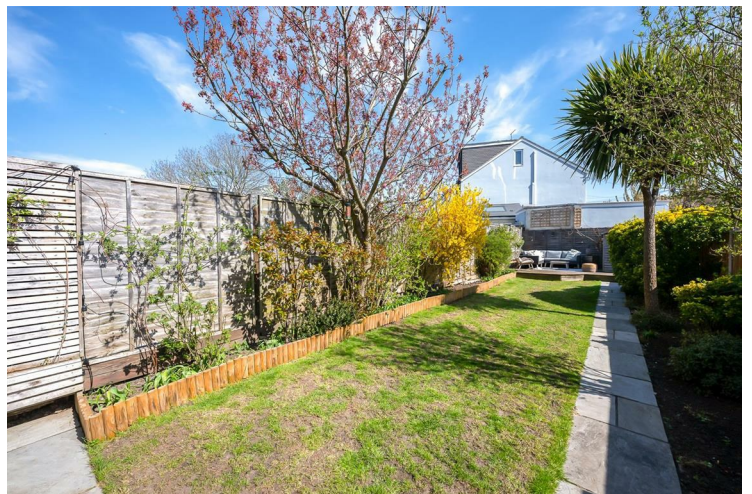
Double glazed window to rear, centre light point, column radiator, carpet as laid.

BEDROOM THREE



Double glazed window to rear, centre light point, column radiator, carpet as laid.

REAR GARDEN

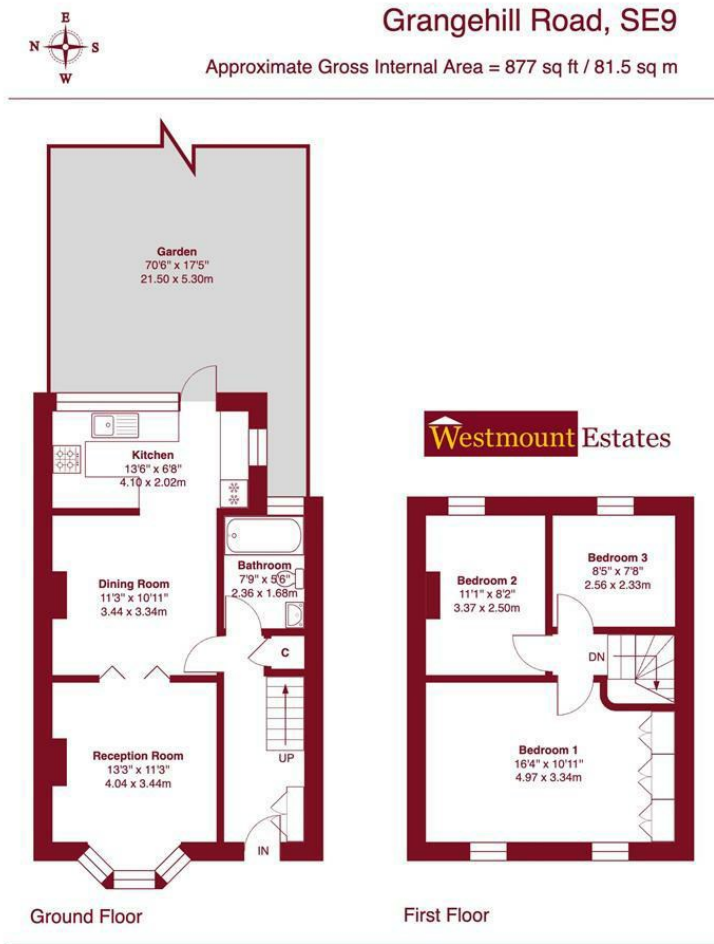


Patio area as you exit the property, mainly laid to lawn with flower and shrub borders with mature shrubs. Decking to rear of the garden, shed. Internet cable installed for use by the new owners, Electricity run to shed at rear.

FRONT GARDEN

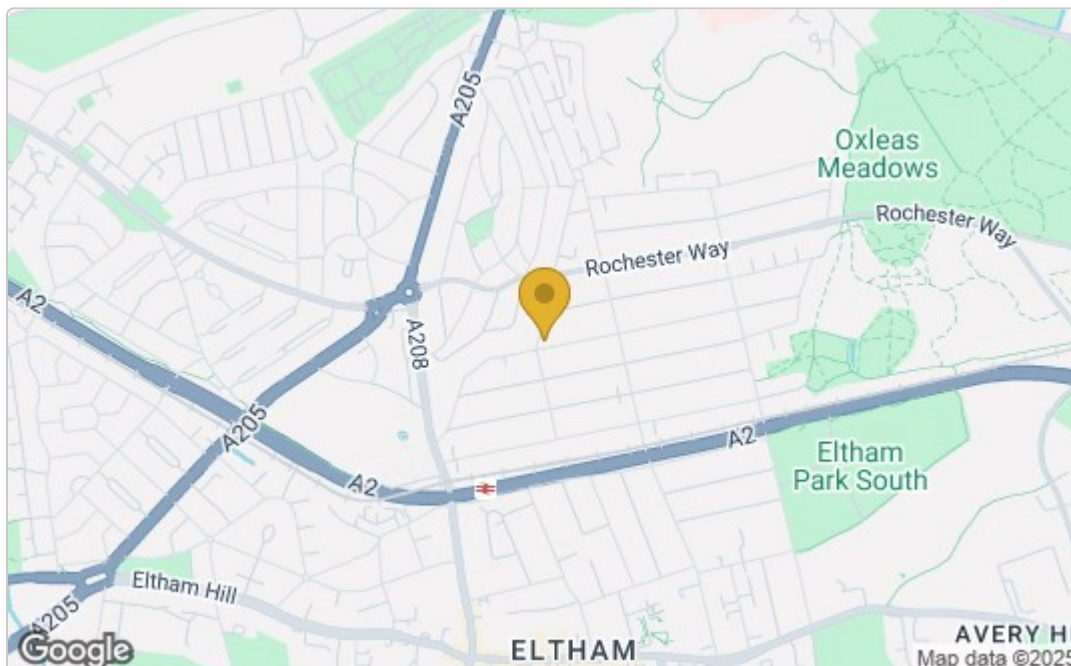
Off street parking for one vehicle.

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.
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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><i>Not energy efficient - higher running costs</i></p>			<p>86</p> <p>68</p>
<p>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p>		<p>EU Directive 2002/91/EC</p> 	
<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 2002/91/EC</p> 	

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