

# Westmount Estates



Greenvale Road, Eltham, SE9 1PG

**Asking Price £875,000**

Westmount Estates are pleased to offer to the market for sale this well presented FOUR bedroom end of terrace Corbett family home. Internally the property is arranged to provide: reception room, combined dining and breakfast room, kitchen and W.C to the ground floor. To the first floor are FOUR well proportioned bedrooms and a newly fitted bathroom. Located at the Glenesk Road end of Greenvale Road means this property is moments from Eltham Park South, ideal for those sunny afternoon strolls or regular dog walks. The property has covered access to the side leading to the rear garden and offering more storage space along with off street parking to the front. Awaiting EPC. Freehold. Council tax Greenwich band F. Freehold.



## ENTRANCE HALL



Partly glazed entrance door, coving to ceiling, picture rail, dado rail, carpeted stairs to first floor level, under stairs storage cupboard, covered radiator, carpet as laid.

## RECEPTION ROOM



Bay window to front, coving to ceiling, picture rail, cast iron feature fire place with tiled insets and tiled hearth, radiator, carpet as laid.

## DINING ROOM



Patio doors to rear leading to garden, sash window to rear, coving to ceiling, cast iron feature fire place with tiled inserts and marble mantle piece over, additional

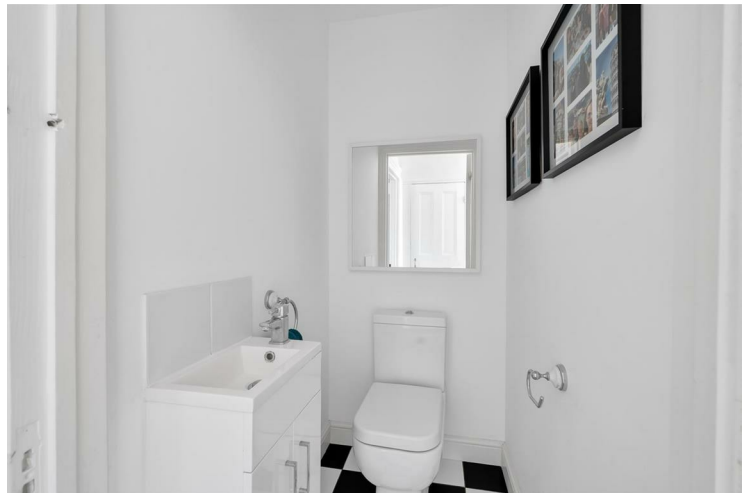
cast iron feature fire place with tile inserts, radiator, built in storage cupboard, wood flooring.

## KITCHEN



Fitted with a matching range of wall and base units with worktop space over, double bowl sink unit, single drainer and mixer tap. Space for fridge freezer, washing machine and tumble dryer. Space for a 7 ring range cooker with fixed extractor hood over. Partly tiled walls, two multi point centre lights, window to side and rear, door to side leading to garden, laminate flooring.

## GROUND FLOOR W.C.



Low level flush W.C. vanity wash hand basin with mixer tap and local tiling behind for splash backs, inset ceiling spot lights.

## FIRST FLOOR LANDING

Access to loft, centre light point, doors to all rooms, carpet as laid.

## BEDROOM ONE



Bay window to front, centre light point, coving to ceiling, picture rail, feature fire place with tiled inserts, radiator, carpet as laid.

## BEDROOM TWO



Sash window to rear, picture rail, cast iron feature fire place with tiled inserts, radiator, carpet as laid.

## BEDROOM THREE



Sash window to front, coving to ceiling, picture rail, cast iron feature fire place, radiator, carpet as laid.

## BEDROOM FOUR



Sash window to rear, coving to ceiling, centre light point, radiator, carpet as laid.

## BATHROOM



Recently fitted bathroom with three piece suite comprising: paneled bath with glass shower screen, mixer tap and electric shower over, pedestal wash hand basin and low level flush W.C. Centre light point, partly tiled walls, heated towel rail, tiled flooring.

## FRONT GARDEN

Off street parking, covered side access to rear, path to front door, flower and shrub borders, wisteria tree.

## REAR GARDEN





Patio area, steps down to lawn area, two sheds, mature trees and shrubs with additional flower borders, pond.

## Floor Plan



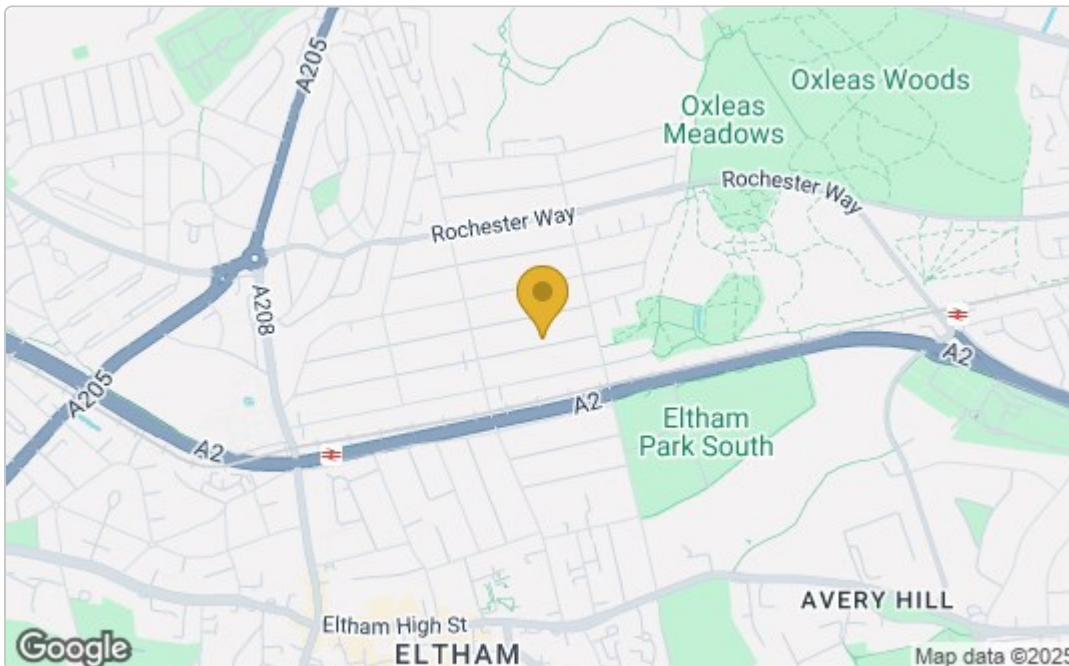
Greenvale Road, SE9

Approximate Gross Internal Area = 1346 sq ft / 125.1 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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
<p><b>England &amp; Wales</b></p> <p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p>		EU Directive 2002/91/EC	
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	

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