

Westmount Estates



Rochester Way, London, SE9 1SQ

Asking Price £510,000

Offered in immaculate condition throughout is this TWO double bedroom home set in the heart of Eltham's Progress Estate. Internally the property is arranged to provide: entrance hall, reception room with an open archway through to a kitchen/diner. To the first floor are two double bedrooms and bathroom with four piece suite. To the rear of the property is a well stocked mature garden with a brick built workshop and additional shed. Located within walking distance of Eltham mainline train station offering a fast and frequent service to central London. EPC rating E, Freehold, Greenwich council tax band D.

ENTRANCE HALL



Entrance door with frosted glass insert, centre light point, radiator, carpeted stairs to first floor landing with carpet runner, herringbone wood flooring.

RECEPTION ROOM



Double glazed leaded light window to front, centre light point, vertical radiator, under stairs storage cupboard, herringbone wood flooring, archway through to kitchen/diner.

KITCHEN/DINER



Kitchen area: Fitted with a matching range of wall and base units, wooden work surface over with a ceramic

butler sink with mixer tap. Space for five ring range cooker with fixed black extractor hood over. Integrated fridge freezer, washing machine and dishwasher. Inset ceiling spot lights, double glazed window to rear, partly tiled walls, herringbone wood flooring.
Dining Room: Double glazed patio doors to rear leading to rear garden, radiator, herringbone wood flooring.

FIRST FLOOR LANDING

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

BEDROOM ONE



Double glazed leaded light window to front, coving to ceiling, centre light point, radiator, carpet as laid. Walk in wardrobe comprising: Frosted double glazed leaded light window to side, centre light point, carpet as laid.

BEDROOM TWO



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

BATHROOM



Fitted four piece suite comprising: Claw foot freestanding bath with mixer tap including shower attachment, vanity wash hand basin with mixer tap, walk in corner shower cubical with glass sliding doors, low level flush W.C. Inset ceiling spot lights, partly tile walls, heated towel rail, tiled flooring.

REAR GARDEN



Patio, mainly laid to lawn, mature flower and shrub borders, brick built workshop, shed.

FRONT GARDEN

Picket fence, path to front door.

Floor Plan

Rochester Way, SE9

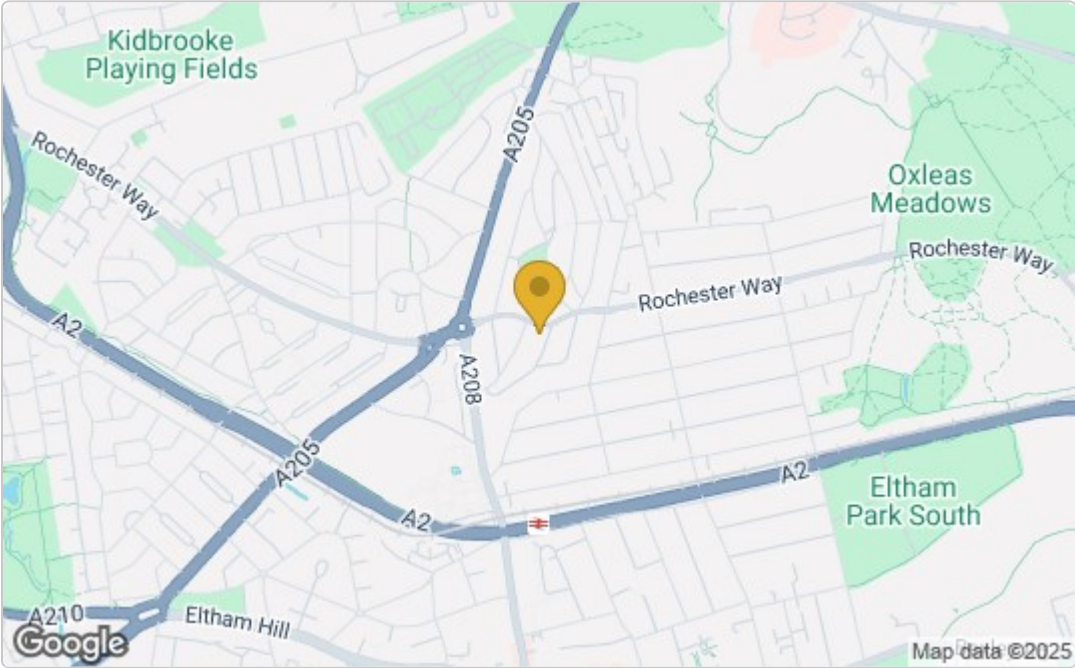


Approximate Gross Internal Area = 783 sq ft / 72.7 sq m
Outbuilding = 62 sq ft / 5.8 sq m
Approximate Total Area = 846 sq ft / 78.6 sq m



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



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Energy Efficiency Graph

