



Glenbarr Close, London, SE9 1RQ

Asking Price £550,000

Offered to market for the first time in some sixty plus years. Westmount Estates have pleasure in offering this well presented THREE bedroom semi detached family home in a popular cul de sac location. Internally the accommodation to the ground floor comprises of a lounge, second reception room and modern fitted kitchen. To the first floor there are THREE well appointed bedrooms a bathroom and separate W.C. The garden to the rear is secluded with a driveway to the side. Situated within close proximity to Eltham Park South, Oxleas woods and two sought after primary schools viewing comes highly recommended. EPC rating D. Greenwich council tax band E. Freehold.

ENTRANCE

A double glazed frosted glass door to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, double glazed window to side, radiator, under stairs storage cupboard.

LOUNGE



A double glazed bay window to front, radiator, a feature fireplace with an electric fire, coved ceiling, centre light point.

SECOND RECEPTION ROOM



A double glazed sliding patio door for access to the garden, radiator, a fireplace with wooden mantle and electric fire, centre light point.

FITTED KITCHEN



Fitted with a range of eye and base units, roll top work surface, built in oven, four ring halogen hob with extractor fan over, plumbing for washing machine, space for a free standing fridge freezer, under stairs recess with a double window to side, centre light point, double glazed window to rear, double glazed frosted door for access to the garden.

LANDING



Stairs to the first floor, double glazed frosted window to side, access to loft via hatch, centre light point.

BEDROOM ONE



A double glazed bay window to front, radiator, floor to ceiling wardrobes to one wall with storage cupboards above, centre light point.

BEDROOM TWO



A double glazed window to rear, radiator, built in wardrobe with storage cupboards above, centre light point.

BEDROOM THREE



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

BATHROOM



A two piece suite comprising a wall in double width power shower and screen, pedestal wash hand basin, tiled flooring, half tiled walls, double glazed frosted window to rear, towel rail radiator, inset spotlights.

SEPARATE W.C



A low flush w/c, double glazed frosted window to side, radiator, half tiled walls, vinyl flooring, centre light point.

REAR GARDEN



A private corner plot garden laid to lawn with side access to a share crazy paved driveway.

GARAGE

A detached precast garage with double doors to front.

FRONTAGE

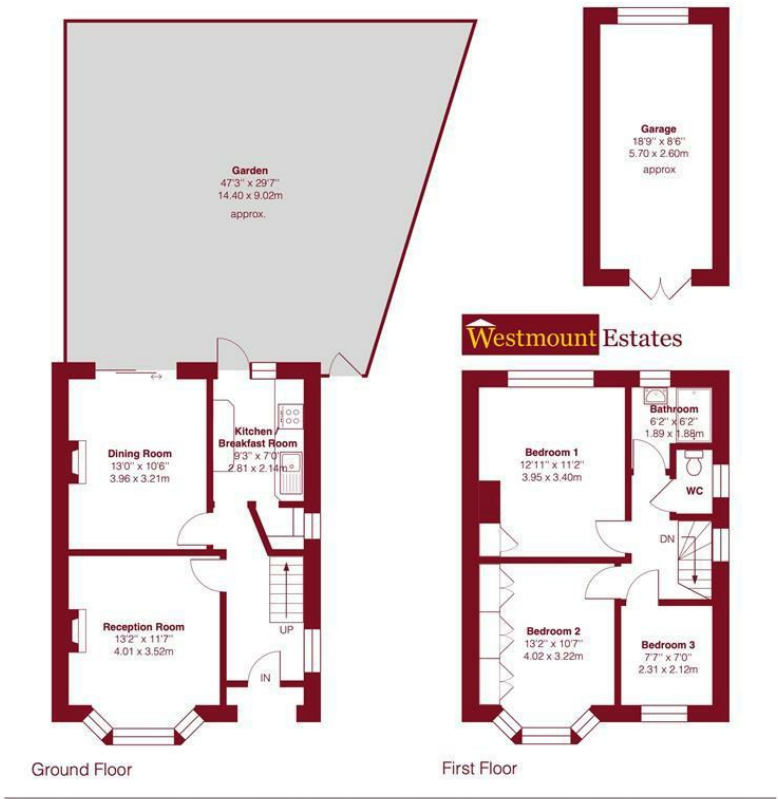
A crazy paved driveway for off road parking.

Floor Plan

Glenbarr Close, SE9

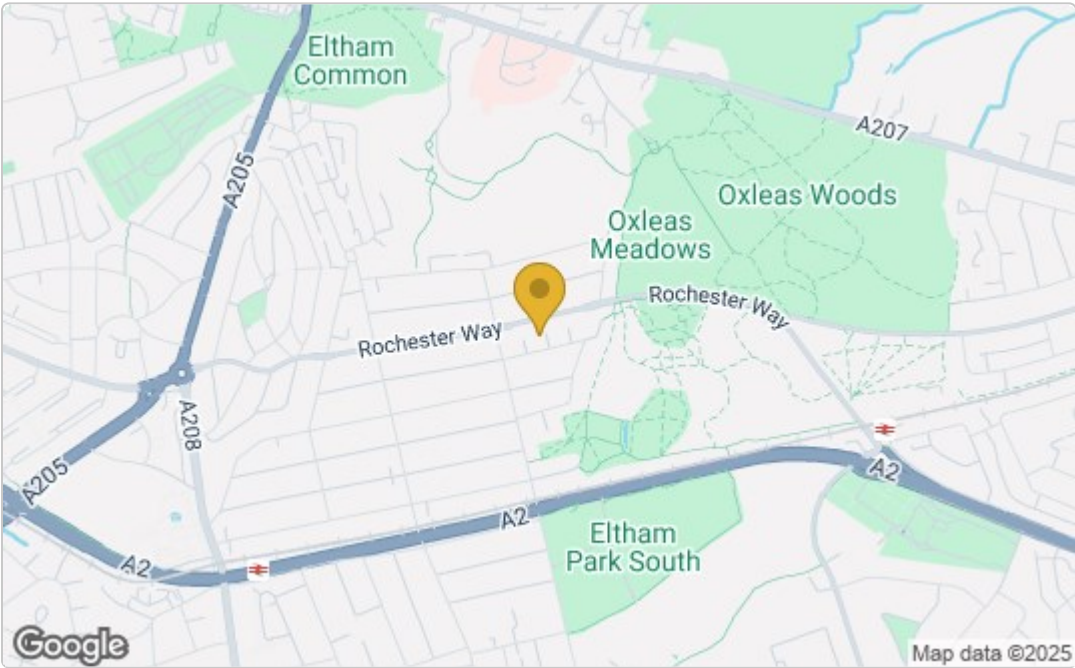


Approximate Gross Internal Area = 890 sq ft / 82.6 sq m
Garage Area = 180 sq ft / 16.7 sq m
Approximate Total Area = 1050 sq ft / 97.5 sq m



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

