

Westmount Estates

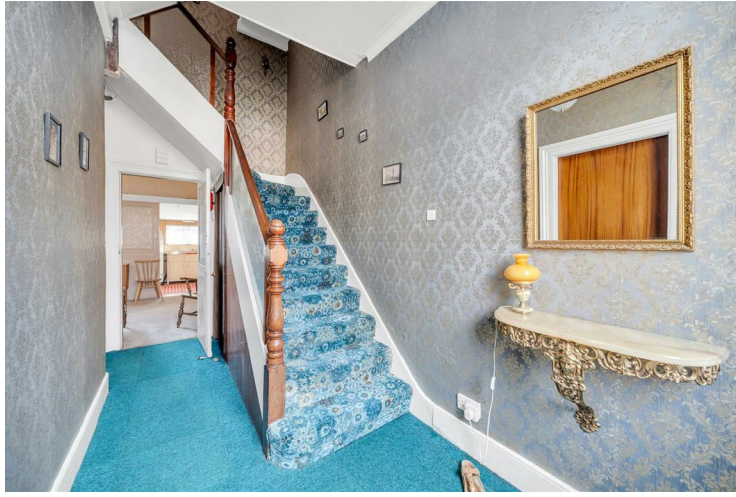


Greenvale Road, London, SE9 1PF

Asking Price £765,000

Offered to the market with no forward chain is this FOUR/FIVE bedroom mid terrace family home. This well maintained family home has been in the same ownership since 1958. Internally the property requires modernisation throughout and is arranged to provide: reception room, lounge, dining room and kitchen to the ground floor. To the first floor are FOUR sizeable bedrooms and shower room whilst to the second floor is a bright and spacious loft room. Externally to the rear of the property is a well maintained, well stocked mature south facing garden and off street parking for two vehicles to the front. Well located for access to Eltham mainline train station offering a frequent service to numerous London Termini. Westmount parade is within striking distance with numerous cafe's and family run businesses. Council tax Greenwich band E, Freehold, EPC rating F.

ENTRANCE HALL



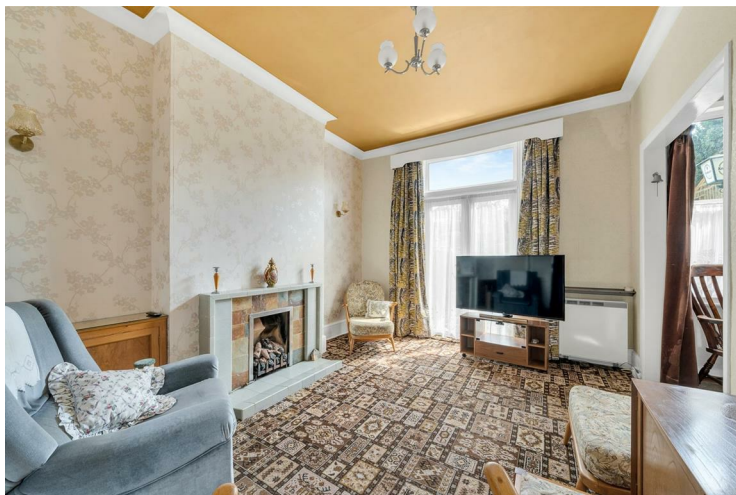
Part glazed with frosted window entrance door, centre light point with ornate ceiling rose, coving to ceiling, carpeted stairs to fir floor level with covered storage space under, carpet as laid.

RECEPTION ROOM 16'7" x 14'4" (5.08 x 4.39)



Double glazed bay window to front, centre light point with ornate ceiling rose, coving to ceiling, feature fire place with stone mantle piece over, electric storage heater, carpet as laid.

LOUNGE 13'8" x 10'11" (4.18 x 3.33)



Double glazed patio doors to rear leading to garden,

coving to ceiling, centre light point, gas fire with tile mantle over and tiled hearth, electric storage heater, Double doors adjoining both the reception room and dining room, carpet as laid.

DINING ROOM 11'7" x 10'1" (3.55 x 3.08)



Coving to ceiling, centre light point, double glazed window to rear, electric storage heater, built in storage cupboard housing emersion tank, floor standing boiler within fire place, carpet as laid.

KITCHEN 9'6" x 6'11" (2.90 x 2.12)



Fitted with a range of wall and base units with worktop over, double drainer stainless steel sink and drainers with mixer tap, Space for washing matching, fridge freezer and four ring gas cooker. Two double glazed windows to side, double glazed window to rear, double glazed door to side leading to garden. Centre light point, vinyl flooring.

FIRST FLOOR LANDING

Doors to all rooms, electric storage heater, carpeted stairs to second floor level, carpet as laid.

BEDROOM ONE 14'4" x 12'11" (4.37 x 3.96)



Double glazed bay window to front, built in 'L' shaped wardrobe, built in up and over the bed wardrobes, electric storage heater, carpet as laid.

BEDROOM TWO 13'7" x 9'9" (4.16 x 2.99)



Double glazed window to rear, centre light point, built in wardrobe, vanity wash hand basin, carpet as laid.

BEDROOM THREE 9'6" x 8'9" (2.92 x 2.67)



Double glazed window to front, centre light point, built in storage cupboard, electric storage heater, carpet as laid.

BEDROOM FOUR 10'3" x 7'10" (3.14 x 2.39)



Double glazed window to rear, centre light point, built in storage cupboard, vanity wash hand basin with tiled splash back, floor carpet tiles.

SHOWER ROOM 8'6" x 4'5" (2.61 x 1.36)



Fitted three piece suite comprising: Double walk in shower cubical with glass screen and electric shower, vanity wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to rear, centre light point, shower paneled walls, electric heated towel rail, laminate flooring.

LOFT ROOM 14'2" x 12'7" (4.33 x 3.84)



Velux window to front, two Velux windows to rear, eaves storage cupboards, electric storage heater, carpet as laid.

FRONT GARDEN

Off street parking for two vehicles, gates leading to front door.

REAR GARDEN



South facing garden. Patio area leading from property, laid to lawn, circular patio area to rear of garden. Well stocked with mature trees and shrubs, greenhouse, shed.

Floor Plan



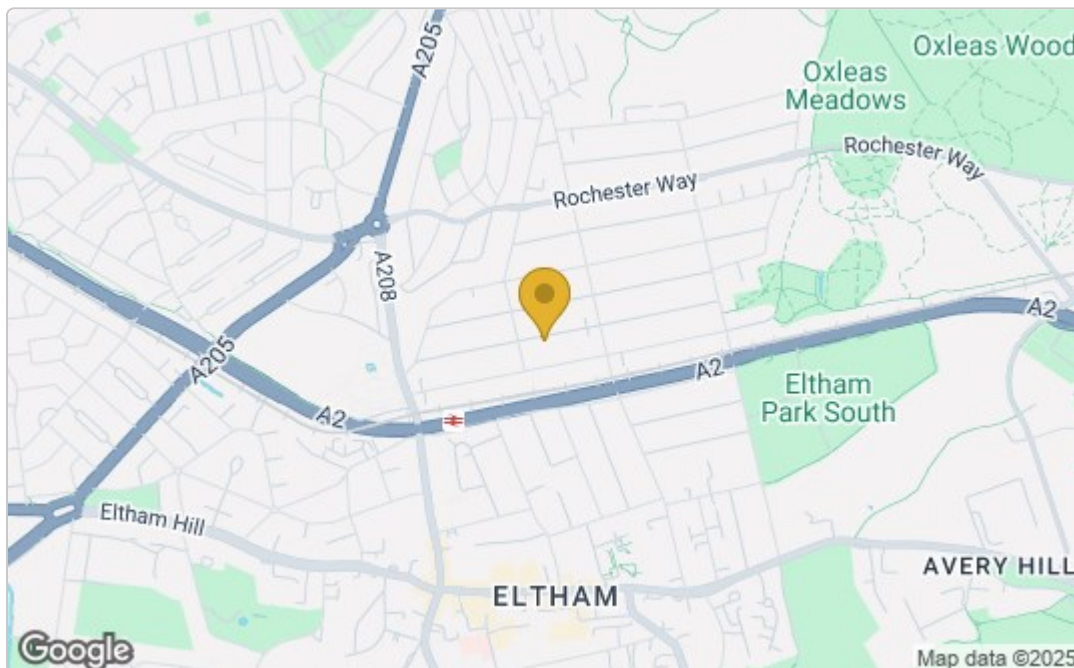
Greenvale Road, SE9

Approximate Gross Internal Area = 1519 sq ft / 141.1 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) 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>31</p>	<p>71</p>
<p>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p>		<p>EU Directive 2002/91/EC</p>	<p></p>

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