

# Westmount Estates



Craigton Road, London, SE9 1QD

**Asking Price £775,000**

Situated within the heart of the 'Corbett' estate comes this much improved THREE bedroom end of terrace family home. Internally the accommodation comprises of a sizeable lounge, second reception room, extended fitted kitchen, downstairs w/c and utility room. To the first floor there are three bedrooms and a four piece bathroom suite. The garden to the rear is well kept and private with side access to the front with a paved driveway for off road parking. Sought after schools at Gordon and Deansfield are close at hand with Eltham High Street and mainline station just a short walk. EPC rating TBC. Greenwich council tax band D.



## ENTRANCE



A wooden front door with a multi painted etched glass insert to the entrance hall.

## ENTRANCE HALL

Stair to the first floor, numbered casement window to front, laminate flooring, ornate coved cornice, ornate centre ceiling rose, centre light point, dado rail, under stairs storage cupboard.

## LOUNGE



A double glazed bay window to front with bespoke window shutters, radiator, a feature cast iron fireplace with marble hearth and wooden mantle, shelving into the chimney recess, bespoke storage cupboard, picture rail, ornate coved cornice, ornate centre ceiling rose, centre light point.

## SECOND RECEPTION



Parquet flooring, radiator, a feature cast iron fireplace, dado rail, ornate coved cornice, ornate centre ceiling rose, dado rail, archway to an utility room and kitchen.

## FITTED KITCHEN



A fitted modern kitchen with a range of eye and base units, roll top worksurface, tiled surround, one and a half ceramic sink unit with drainer and mixer taps, dual aspect double glazed window to side and rear, ornate coved cornice, inset spotlights, double glazed ceiling lantern for additional natural light, extractor fan, plumbing for washing machine, built in oven, four ring hob and extractor fan over, space for a freestanding fridge freezer, laminate flooring.

## UTILITY ROOM



A wall mounted boiler, plumbing for washing machine, space for a tumble drier, space for a free standing fridge freezer, tiled flooring, wall cabinets, ornate coved cornice, four way centre spotlight, door to w/c and double glazed door for access to the garden.

## DOWNSTAIRS W.C

A low flush w/c, suspended wash hand basin, half tiled walls, double glazed frosted window to rear, ornate coved cornice, centre light point, tiled flooring.

## LANDING

A dog-leg staircase to the first floor, access to loft via hatch, ornate coved cornice, centre light point.

## BEDROOM ONE



A double glazed bay window to front with bespoke shutters, floor to ceiling wardrobes to one wall, radiator, ornate coved cornice, ornate centre ceiling rose, centre light point.

## BEDROOM TWO

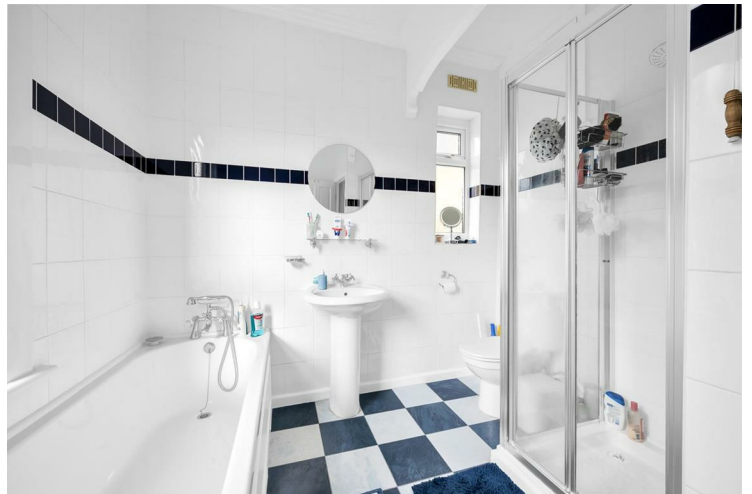
A double glazed window to rear, radiator, ornate coved cornice, ornate centre ceiling rose, built in wardrobe with storage cupboards above, display shelving into the recess, laminate flooring.

## BEDROOM THREE



A double glazed window to front with bespoke window shutters, radiator, ornate coved cornice, ornate centre ceiling rose, centre light point, laminate flooring.

## BATHROOM



A four piece suite comprising a panel enclosed bath with mixer taps and shower attachment, walk in wall mounted power shower with glass cubicle, pedestal wash hand basin, low flush w/c, radiator, tiled walls, storage cupboard, dual aspect with double glazed windows to side and rear, two centre light points, ornate coved cornice, laminate flooring.



## REAR GARDEN



A paved patio area, with outside tap and lighting, side access via a lockable gate, a brick retaining wall, steps to the main garden. An additional paved patio, laid to lawn with mature shrubs and flower borders, vegetable patch, a detached timber shed, storage area.

## FRONTAGE

A crazy paved driveway for multi vehicle parking, pathway to front door and access to the side via a lockable gate.

## Floor Plan



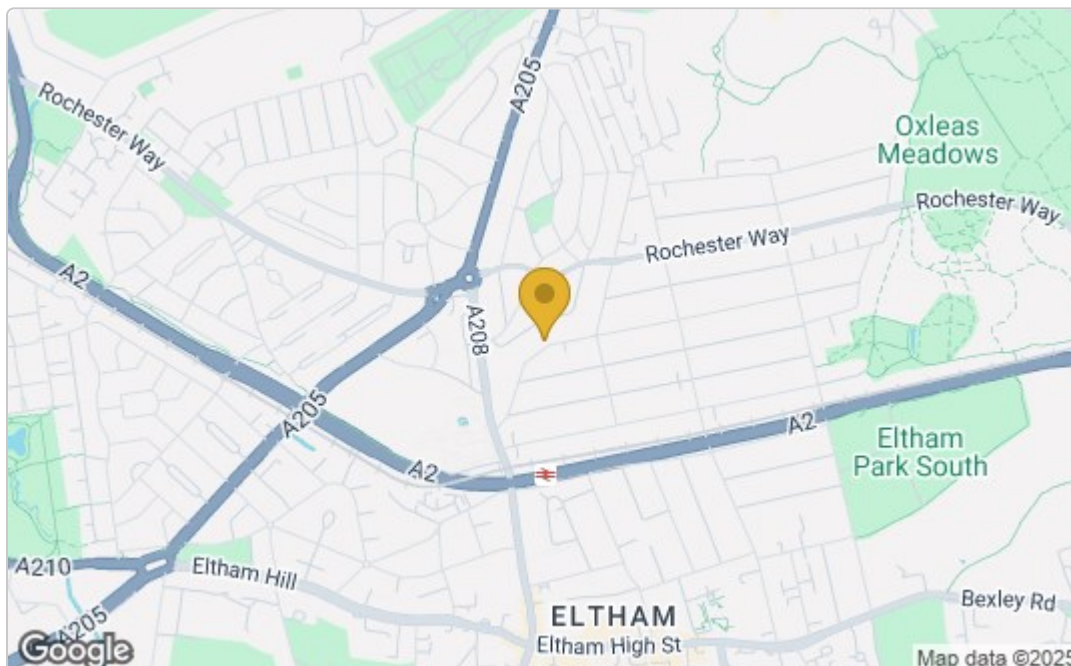
Craigton Road, SE9

Approximate Gross Internal Area = 1169 sq ft / 108.6 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



### 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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