

# Westmount Estates



Elibank Road, London, SE9 1QL

**Asking Price £535,000**

Situated within the heart of Eltham Park comes this THREE bedroom terraced 'Bilton' family home. Internally the accommodation comprises of an open plan lounge and dining area, extended fitted kitchen, three bedrooms to the first floor and a wet room. To the rear the garden is of a southerly aspect with block paving to front. Other benefits include being close to three very sought after schools, mainline station, High Street and Eltham park south. Greenwich council tax band D. EPC rating D.

## ENTRANCE

A double glazed door with a frosted glass insert to the entrance hall.

## ENTRANCE HALL



A double glazed frosted window to front, stairs to first floor, under stairs storage cupboard, radiator, multi pained window to side, centre light point, multi pained doors to the lounge and kitchen.

## LOUNGE



A double glazed bay window to front, a feature gas coal effect fire with marble effect surround and wooden mantle, coved ceiling, centre light point, radiator, open to an extended dining area.

## DINING AREA



A double glazed sliding patio door for access to the garden, coved ceiling, radiator, centre light point, archway to the kitchen.

## FITTED KITCHEN



A fitted range of eye and base units, roll top work surface with tiled surround, four ring hob with extractor fan above, built in double oven, plumbing for a dishwasher, plumbing for washing machine, single sink unit with stainless steel drainer and mixer taps, double glazed door for access to the garden, double glazed window to rear, wall mounted boiler, vinyl flooring, radiator, two four way centre spotlights.

## LANDING

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

## BEDROOM ONE



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

## BEDROOM TWO



A double glazed bay window to rear, radiator, two built in wardrobes with storage cupboards above, coved ceiling, centre light point.

## BEDROOM THREE



A double glazed window to front, tongue and groove ceiling, radiator, centre light point.

## BATHROOM



A wet room with a wall mounted power shower and non slip floor, suspended wash hand basin, low flush w/c, medicine cabinet, tiled walls, two double glazed frosted windows to rear, extractor fan, radiator, coved ceiling, centre light point.

## REAR GARDEN

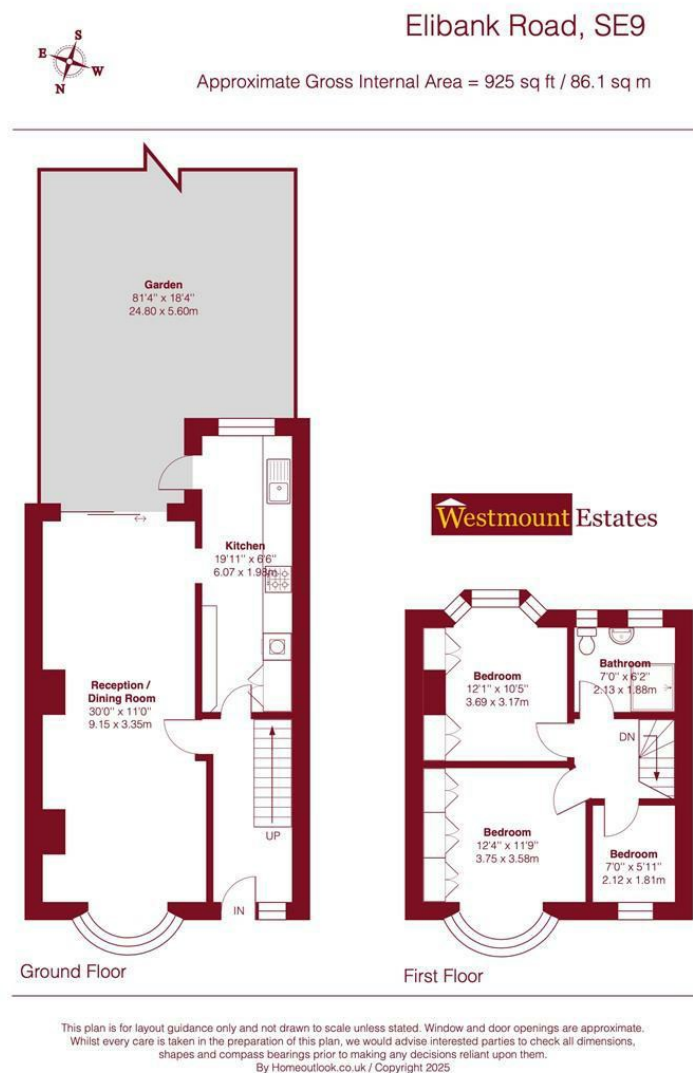


A southerly aspect garden which has a paved patio area, outside tap and lighting, steps to the main garden which is laid to lawn with mature shrubs and flower borders, a second paved patio to the rear, two storage cupboards.

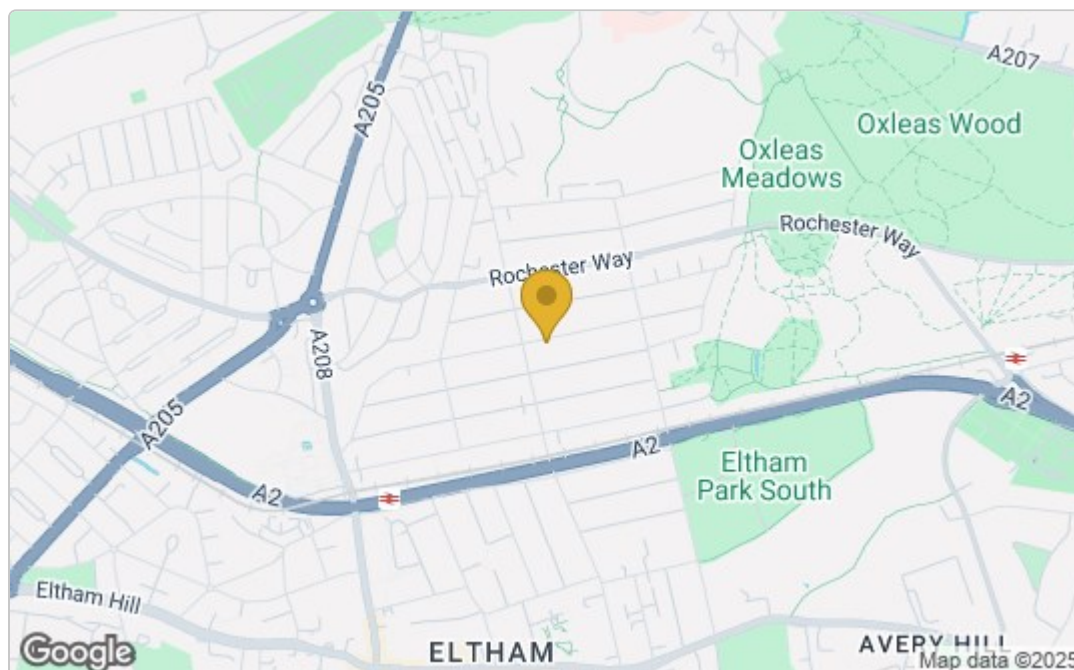
## FRONTAGE

A block paved driveway for multi vehicle parking, path to front door.



## Floor Plan



## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</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>Not energy efficient - higher running costs</p>		<p>62</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</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>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

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