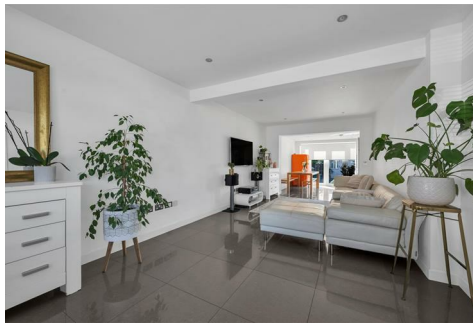


Westmount Estates



Elibank Road, London, SE9 1QL

Asking Price £725,000

A truly stunning example of a well loved and much improved FOUR bedroom extended 'Bilton' terraced family home. Internally the accommodation is very versatile with three inter-connecting reception room, a modern fitted kitchen, three separate bathrooms and four well appointed bedrooms,. To the rear there is a south facing garden with a detached multi use summerhouse. To the front there is a block paved driveway for off road parking. Situated within the heart of Eltham park with two sought after schools, open parkland, mainline station and High Street all close at hand. we strongly recommend an internal viewing as demand is sure to be high. EPC tba. Greenwich council tax band D.

ENTRANCE

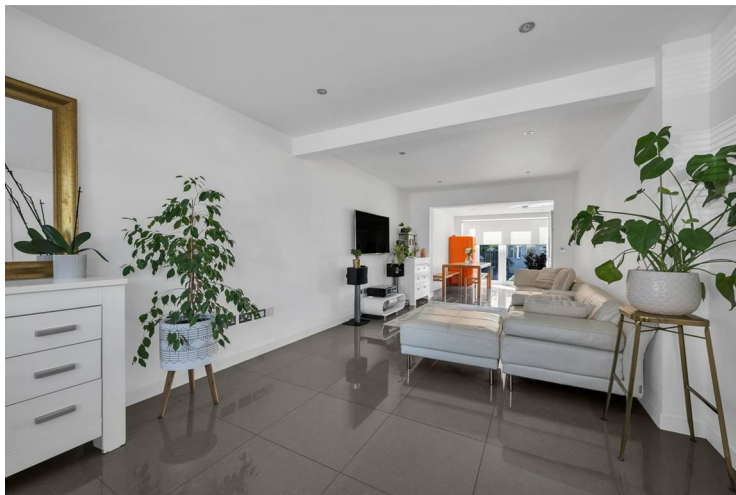
A UPVC door with leaded light beveled glass insert to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, polished tiled underfloor heating, under stairs storage cupboard, shelving into the recess, inset spotlights, double glazed frosted window to front.

LOUNGE



An open plan living area with a double glazed bay window to front, inset spotlights, polished tiled underfloor heating, open to a second reception room.

SECOND RECEPTION ROOM



Polished under floor heating, sitting area, open to an L shaped kitchen and dining area.

KITCHEN



A modern fitted kitchen with a range of eye and base units, Granite work surface with tiled surround, space for a range oven, extractor fan over, one and a half sink unit with drainer and mixer taps, double glazed window to rear, integrated dishwasher, space for a free standing fridge freezer, polish tiled underfloor heating, inset spot lights, open to the dining area.

DINING AREA

Double glazed French patio doors for access to the garden, polished under floor heating, inset spotlights.

DOWNSTAIRS BATHROOM



A three piece suite comprising a Jacuzzi bath and shower with fixed and detachable head shower for fully enclosed glass screen, vanity wash hand basin, low flush concealed system w/c, polished tile underfloor heating, tiled walls, inset spotlights, recess area with plumbing for washing machine and space for a tumble drier.

LANDING

A dog-leg staircase to the first floor landing, inset spotlights, engineered wood flooring, second staircase to the master bedroom.

BEDROOM TWO



A double glazed bay window to front, radiator, floor to ceiling mirrored wardrobes to one wall, engineered wood flooring, inset spotlights.

BEDROOM THREE



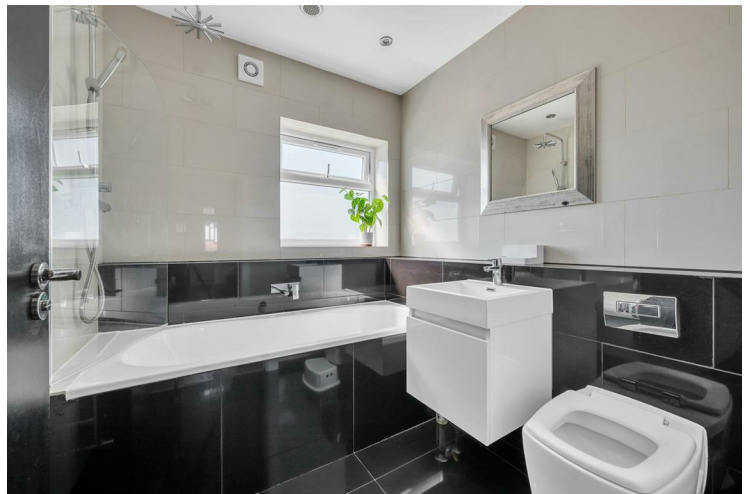
A double glazed French patio door with a Juliette balcony to the rear with double glazed windows to either side, floor to ceiling wardrobes to one wall, radiator, engineered wood flooring, inset spotlights.

BEDROOM FOUR



A double glazed window to front, Engineered wood flooring, radiator, inset spotlights.

FAMILY BATHROOM



A three piece suite comprising of a panel enclosed bath with mixer taps, fixed and detachable head shower with glass screen, vanity wash hand basin, low flush w/c with

concealed cistern, tiled walls, polished tiled underfloor heating, double glazed frosted window to the rear, inset spotlights, extractor fan.

SECOND LANDING

A second staircase to a half landing, a double glazed Velux window to front, Engineered wood flooring, door housing storage cupboard with wall mounted boiler and tank, door to master bedroom.

MASTER BEDROOM



Two double glazed Velux window to front, eaves storage space, Engineered wood flooring, floor to ceiling mirrored wardrobes to one wall, inset spotlights, French patio doors to a Juliette balcony with double glazed windows either side, radiator, door to en-suite facilities.

EN SUITE BATHROOM



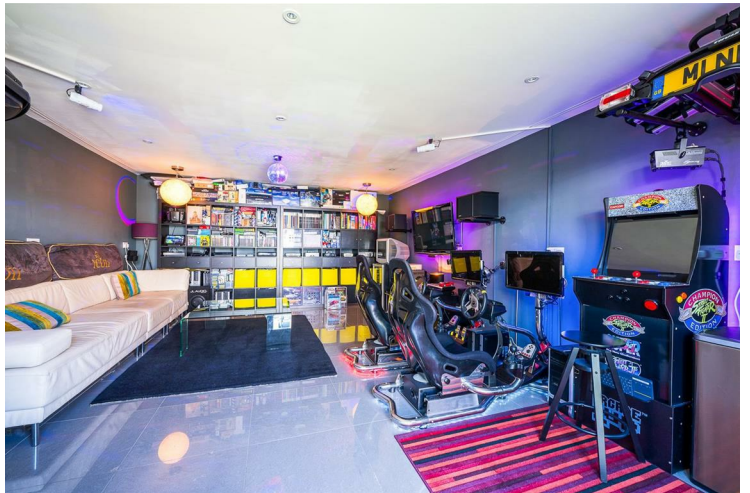
A walk in double width fixed and detachable head power shower, glass screen, vanity wash hand basin, low flush w/c with concealed cistern and storage cupboards above, tiled flooring, tiled walls, double glazed frosted window to rear, extractor fan, centre light point.

REAR GARDEN



A southerly aspect landscaped garden with a paved patio area, outside tap, lighting and power, steps to the main garden which is laid to lawn with bespoke seating area's, a second paved patio area.

DETACHED SUMMERHOUSE



A detached fully insulated summerhouse which could be used for many uses from summerhouse to office to games room, French patio doors for access, double glazed windows to front, wall mounted fuse box, polished tiled flooring, inset spotlights, power, routed Cat 5 internet cable.

FRONTAGE

A block paved driveway for multi vehicle parking, external sensor light.

Floor Plan



66 Elibank Road, SE9

Approximate Gross Internal Area = 1375 sq ft / 127.7 sq m

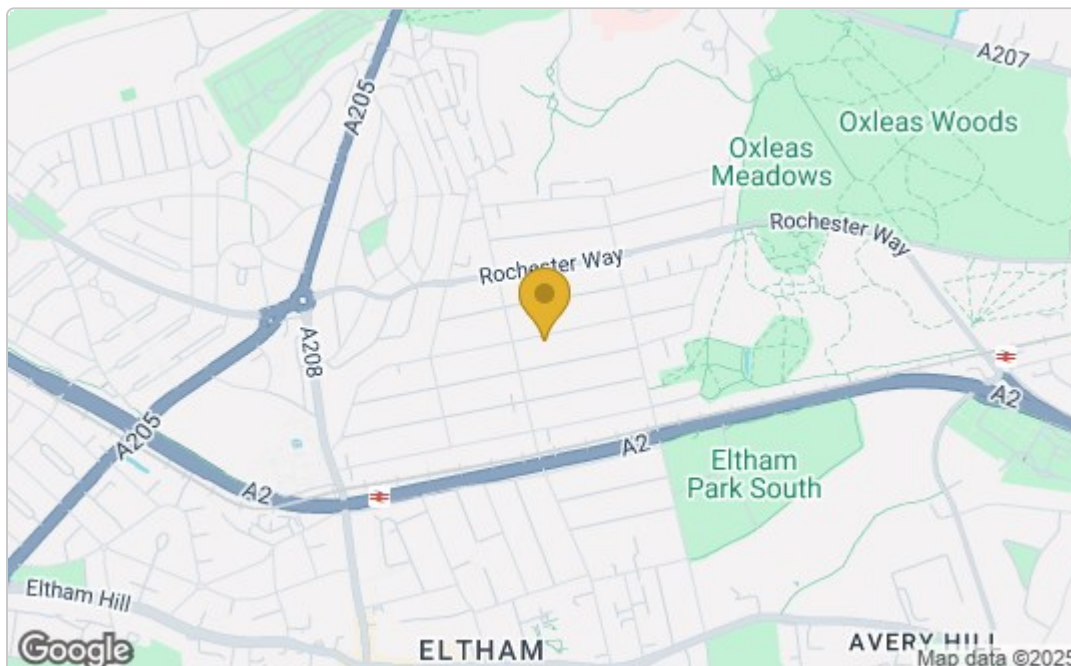
Outbuilding = 321 sq ft / 29.8 sq m

Approximate Total Area = 1679 sq ft / 156.1 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p>		<p>EU Directive 2002/91/EC</p> 	
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</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 environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 