

Westmount Estates



Grangehill Road, London, SE9 1SF

Asking Price £635,000

A beautifully presented TWO bedroom 'Corbett' home which is centrally located within the heart of Eltham park. Internally the accommodation has been extended to the ground floor to provide a lounge, second reception room and open plan kitchen, downstairs bathroom. to the first floor there are two well appointed bedrooms and a family bathroom. The garden to the rear is larger than average with off road parking to the front with electric charger. Other features include many original style features including cast iron and open fireplaces, ornate cornice and ceiling roses. Situated just a short walk to two sought after primary schools, mainline station and High Street we feel an internal viewing is a must. Greenwich council tax band D. EPC TBC.

ENTRANCE

A wooden front door with etched frosted glass insert to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, numbered window above the door, bespoke radiator, ornate coved cornice, centre light point, under stairs storage cupboard, hardwood flooring.

DOWNSTAIRS BATHROOM



A walk in fixed head power shower with tiled insert and glass screen, low flush w/c, vanity wash hand basin, tiled flooring, towel rail radiator, extractor fan, inset spotlights.

LOUNGE



A double glazed bay sash window to front, hardwood flooring, a feature open fireplace with tiled hearth and wooden mantle, radiator, ornate coved cornice, centre light point, double doors to the second reception room.

SECOND RECEPTION ROOM



An open chimney breast, hardwood flooring, bespoke radiator, ornate coved cornice, centre light point. Archway to an extended kitchen/breakfast room.

KITCHEN AND BREAKFAST ROOM



A range of eye and base units, range oven with extractor fan over, tiled surround, roll top work surface, space for a

free standing fridge freezer, integrated washing machine and dishwasher, space for a microwave, two double glazed Velux windows to rear, inset spotlights, centre light point, two bespoke radiators, polished tiled flooring, double glazed bi-folding doors for access to the garden, one and a half sink unit with mixer taps, door housing wall mounted boiler.

LANDING

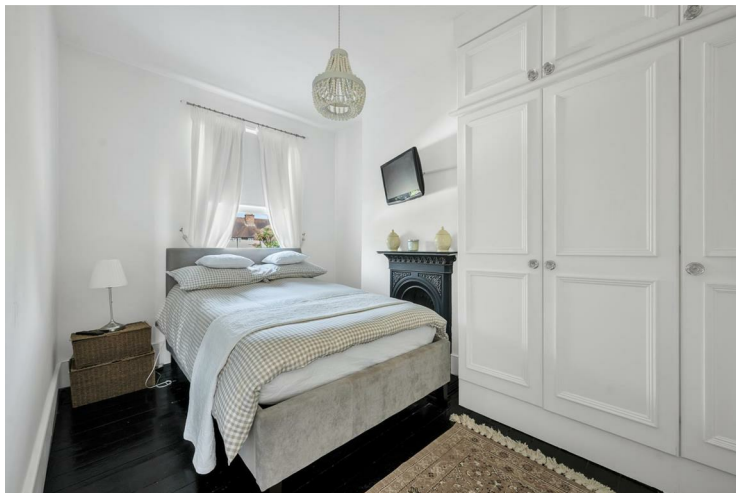
A dog-leg staircase to the first floor, access to loft via hatch, stripped flooring, centre light point.

BEDROOM ONE



Two double glazed sash windows to front, two bespoke radiators, a feature open fireplace with a gas coal effect fire, wooden mantle and tiled hearth, fitted wardrobes to either side of the chimney breast with storage cupboards above, stripped and polished wooden flooring.

BEDROOM TWO



A double glazed sash window to rear, a feature cast iron fireplace, bespoke radiator, fitted wardrobe with storage cupboards, stripped and polished wooden flooring, centre light point.

BATHROOM



A three piece suite comprising a free standing pebble bath with mixer taps and shower attachment, free standing wash hand basin, low flush w/c, bespoke radiator, double glazed sash frosted window to rear, ornate coved cornice, centre light point.

REAR GARDEN



A large decking area, outside tap and lighting and power, steps to the main garden which is laid to lawn with an abundance of mature shrubs and flower borders, Acer and Oliver tree's. A detached timber shed to the rear.

FRONTAGE

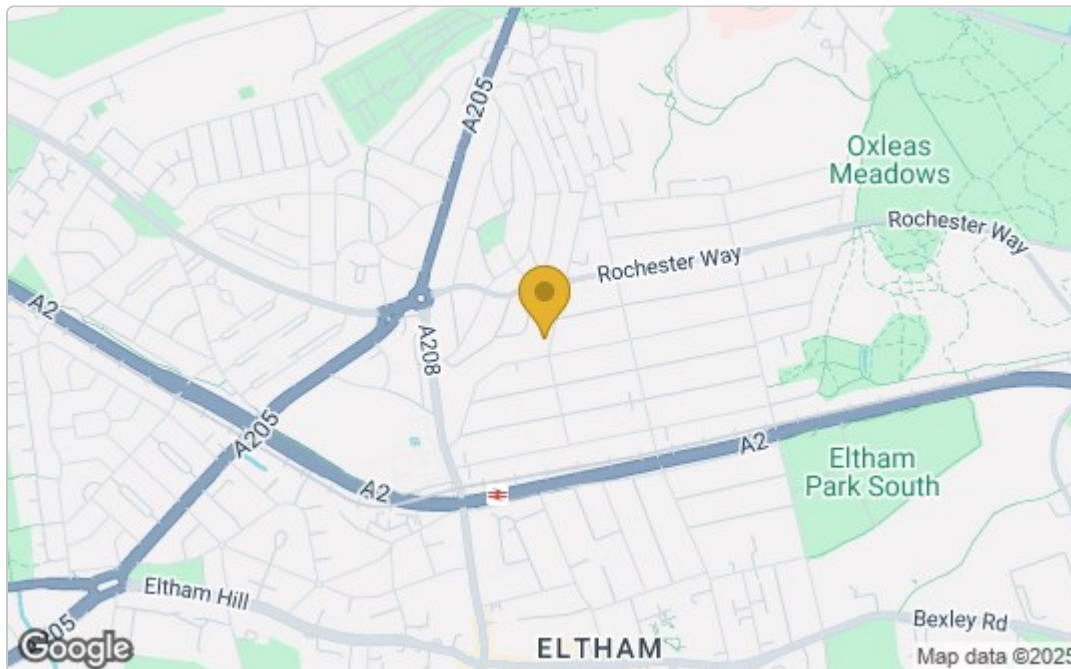
A pebble driveway for off road parking, outside electric charging point, outside tap, pathway to the front door.

Floor Plan



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

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