

# Westmount Estates



Dunvegan Road, London, SE9 1SB

**Asking Price £595,000**

Westmount Estates have pleasure in offering this well present THREE bedroom townhouse with versatile accommodation. Internally the property is set over three floors with a garage, third bedroom and downstairs shower room on entrance with stairs to the main living room and sizeable kitchen and dining area. To the second floor there is two bedrooms and a family bathroom. To the rear there is a southerly garden with off road parking to the front. Located just a short walk to both Eltham Park South and mainline station demand is sure to be high. Greenwich council tax band E. EPC rating D.



## ENTRANCE

A double Georgian door with a frosted glass insert to an enclosed entrance porch.

## ENTRANCE PORCH

Tiled flooring, storage cupboard, double glazed Georgian door with frosted glass insert to the entrance hall.

## ENTRANCE HALL



Stairs to first floor, laminate flooring, door to the garage, radiator, coved ceiling, two centre light points, door housing a wall mounted boiler, double glazed frosted door for access to the garden.

## BEDROOM THREE



A double glazed window to rear, radiator, laminate flooring, centre light point.

## DOWNSTAIRS W/C AND SHOWER ROOM



A low flush w/c, walk in wall mounted fixed and detachable head shower with enclosed glass screen, vanity wash hand basin, tiled flooring, centre light point, double glazed frosted window to rear.

## LANDING

Stairs from the ground floor a to the first landing, open to the lounge.

## LOUNGE



Two double glazed Georgian windows to front, laminate flooring, radiator, coved ceiling, centre light point, stairs to the second floor, open to the kitchen.



## FITTED KITCHEN



Fitted with a range of eye and base units, built in double oven with four ring gas hob, stainless splash back and extractor fan, two double glazed windows to rear, radiator, integrated fridge freezer, dishwasher, plumbing for washing machine, wooden work surfaces, single ceramic sink unit with mixer taps, two centre light points, laminate flooring, space for a substantial sized dining table.

## SECOND LANDING

A second staircase to the landing, access to loft via hatch.

## BEDROOM ONE



Two double glazed Georgian windows to front, radiator, built in wardrobe, built in storage cupboards over the stairs recess, centre light point.

## BEDROOM TWO



A double glazed window to rear, radiator, laminate flooring, centre light point.

## BATHROOM



A wall mounted fixed and detachable head power shower, glass double door screen, vanity wash hand basin, low flush w/c, double glazed window to rear, centre light point, tiled flooring, towel radiator.

## REAR GARDEN



A southerly aspect garden. Paved patio area, outside tap and lighting. A brick retaining wall to the main garden which is laid to lawn with mature shrubs and flower borders.

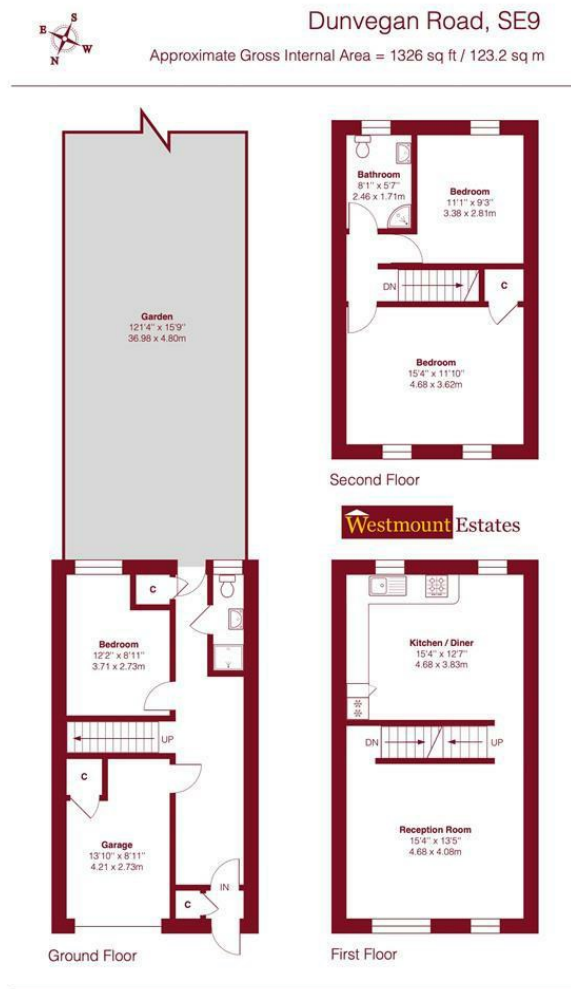
**GARAGE**

An up and over door, power and lighting, personal door for access to the hallway.

**FRONTAGE**

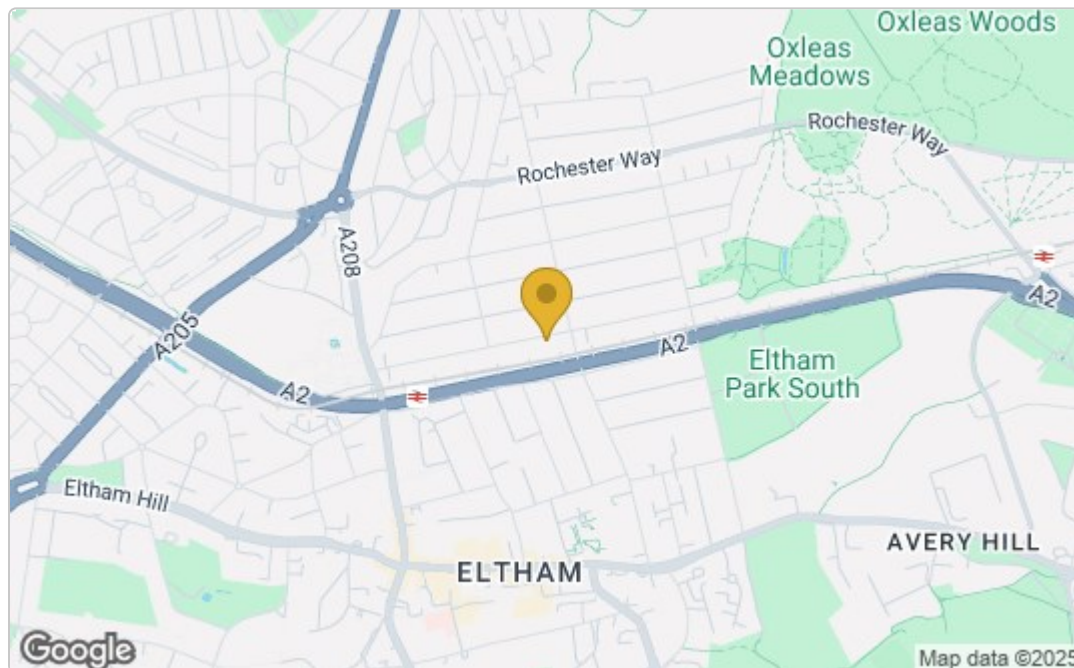
A driveway for off road parking, brick retaining wall laid to lawn and shrubbery.

## 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.  
By Homeoutlook.co.uk / Copyright 2025

## 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>55</p>	<p>67</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><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> <p>EU Directive 2002/91/EC</p>			

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.