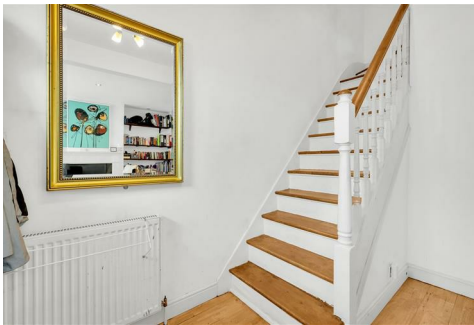


Westmount Estates



Westmount Road, London, SE9 1NW

Asking Price £520,000

Westmount Estates are pleased to present to the market for sale this THREE bedroom mid terrace family home. Internally the property is arranged to provide a spacious reception room, open plan kitchen/dining room, THREE bedrooms and bathroom. To the rear of the property is a private rear garden with rear access and shed with power and light whilst the frontage offers off street parking for one vehicle. Ideally situated for access back to Eltham mainline train station along with numerous bus routes servicing the local rear and beyond. Offered to the market with NO FORWARD CHAIN. EPC rating D, council tax Greenwich band D. Freehold.

ENTRANCE PORCH



Partly glazed double doors leading to entrance porch, wall light, tiled flooring, entrance door with stained glass window.

RECEPTION ROOM



Double glazed bay window to front, inset ceiling spot light, centre light point, gas fire with wooden mantle over, two radiators, stairway to first floor level, glazed double doors leading to dining room/kitchen.

KITCHEN/DINING ROOM



Fitted with a matching range of wall and base units with work surface over and ceramic one and a half bowl sink

and drainer with chefs mixer tap. Built in electric oven and four ring electric hob with extractor hood over. Space for washing machine, dishwasher and double door fridge freezer. Double glazed window to rear, double glazed double doors to rear garden, under stairs storage cupboard, two centre light points, .

FIRST FLOOR LANDING

Access to loft, doors to all rooms, built in storage cupboard housing wall mounted boiler, Stripped wooden floor boards.

BEDROOM ONE



Double glazed bay window to front, centre light point, radiator, stripped wooden floor boards.

BEDROOM TWO



Double glazed window to rear, centre light point, radiator, stripped wooden floor boards.

BEDROOM THREE



Double glazed window to front, centre light point, radiator, stripped wooden floor boards.

BATHROOM



Fitted three piece suite comprising: panelled bath with telephone style mixer tap and electric shower over, vanity wash hand basin with mixer tap and low level flush W.C. Double glazed window to rear, heated towel rail, partly tiled walls, painted floor boards.

REAR GARDEN



Staged rear garden with lawn areas, rear access, patio leading from house shed with power and light to the rear of the property.

FRONT GARDEN

Off street parking for one vehicle, laid to lawn, path leading to front door.

Floor Plan



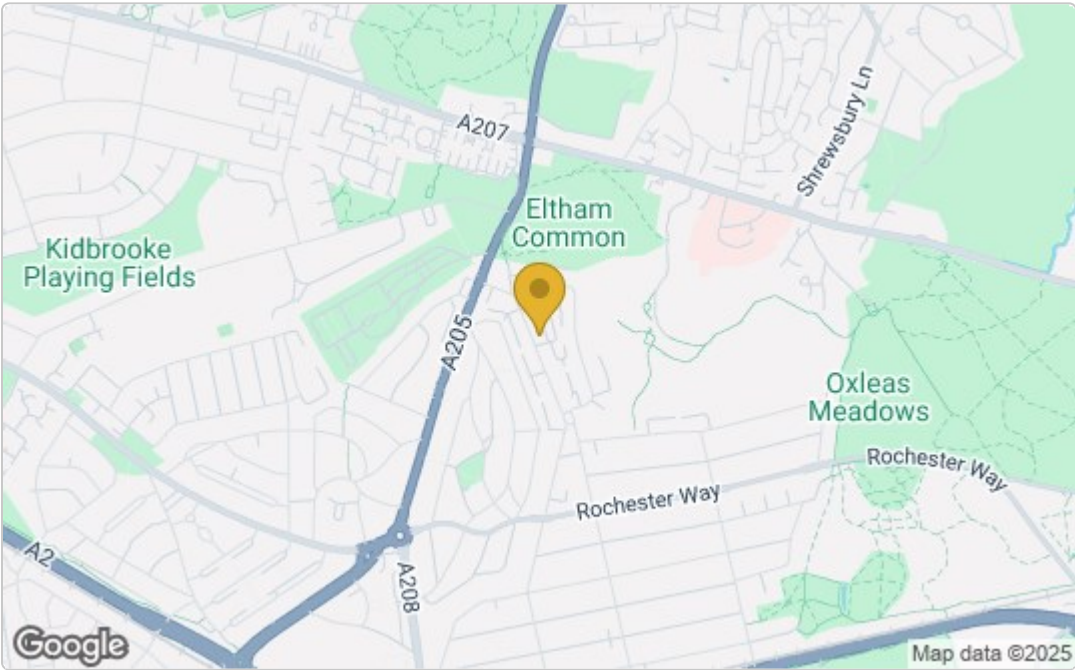
Westmount Road, SE9

Approximate Gross Internal Area = 858 sq ft / 79.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

