

# Westmount Estates



Elibank Road, London, SE9 1QN

**Offers Over £565,000**

Situated within the heart of Eltham Park and just a short walk to three sought after schools open parkland, High Street and station. Westmount Estates have pleasure in offering this THREE bedroom 'Bilton' family home. Internally the accommodation comprises of an open plan living room, fitted kitchen, three well appointed bedrooms and family bathroom to the first floor. To the rear of the property there is a well kept private garden and a driveway to the front for multi vehicle parking. Greenwich council tax band D. EPC rating C.



### ENCLOSED ENTRANCE PORCH

A multi pained door to an entrance porch, tiled flooring, centre light, UPVC double glazed door with leaded light insert to the entrance hall.

### ENTRANCE HALL



Stairs to the first floor, double glazed frosted leaded light windows to front, radiator, wooden flooring, under stairs storage cupboard.

### LOUNGE



A double glazed leaded light bay window to front with bespoke window shutters, a feature open fireplace with marble effect surround and wooden mantle, radiator, wooden flooring, coved ceiling, centre light point, open to second reception.

### SECOND RECEPTION



A double glazed leaded light French patio doors for access to the garden, double glazed leaded light windows either side, radiator, centre light point.

### FITTED KITCHEN



A range of eye and base units, work surface with tiled surround, one and a half sink unit with mixer taps and drainer, plumbing for washing machine and dishwasher, built in oven, four ring gas hob with extractor fan over, wall mounted boiler, double glazed leaded light window to rear, double glazed leaded light door for access to the garden, recess under the stairs for a free standing fridge freezer.

### LANDING

Stairs to the first floor, access to loft via hatch, coved ceiling, centre light point.

## BEDROOM ONE



A double glazed leaded light bay window to front with bespoke window shutters, radiator, coved ceiling, centre light point.

## BEDROOM TWO



A double glazed leaded light window to rear with bespoke window shutters, radiator, built in wardrobes with storage above, centre light point.

## BEDROOM THREE

A double glazed leaded light window to front with bespoke window shutters, radiator, coved ceiling, centre light point.

## BATHROOM



A four piece suite comprising panel enclosed bath with mixer taps, vanity wash hand basin, low flush w/c, fixed and detachable head wall mounted power shower with glass screen, tiled walls, laminate flooring, towel rail radiator, coved ceiling, inset spotlights, two double glazed frosted window to rear.

## REAR GARDEN



A paved patio, outside tap and lighting, Awning, laid to lawn with mature shrubs and flower borders, second paved patio, garden pond, Sycamore tree, detached timber shed, southerly aspect.

## FRONTAGE

A block paved driveway for multi vehicles.



Floor Plan



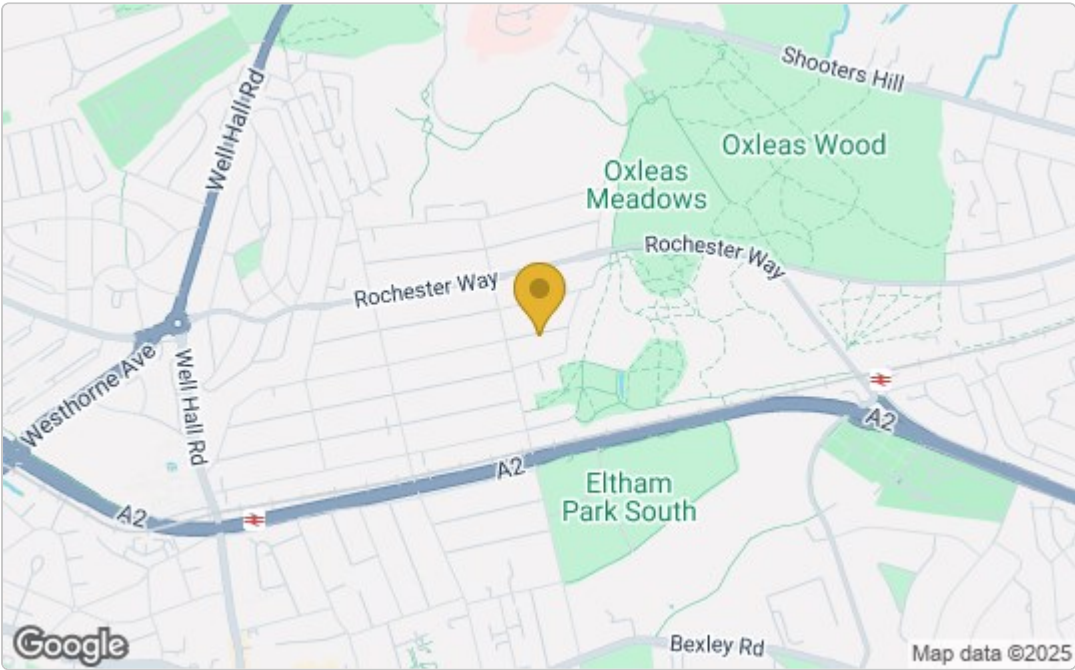
Elibank Road, SE9

Approximate Gross Internal Area = 940 sq ft / 87.4 sq m

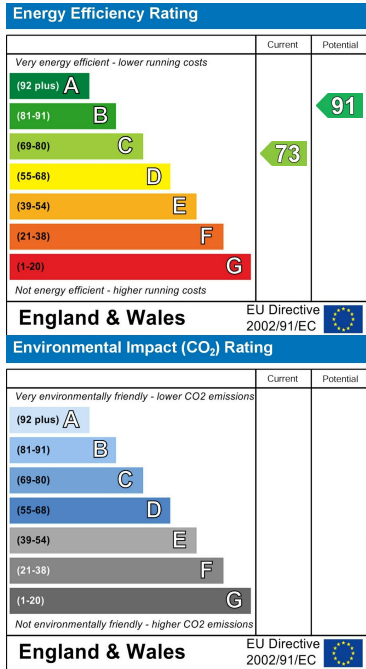


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By Prime Square Photography / Copyright 2025

Area Map



Energy Efficiency Graph



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