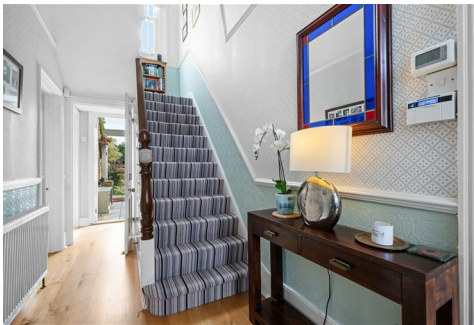


Westmount Estates



Greenholm Road, London, SE9 1UH

Offers Over £1,100,000

Offered to market for the first time since 1981 comes this stunning FOUR bedroom red brick double fronted 'Corbett' family home. Internally the accommodation comprises three separate reception rooms, modern fitted kitchen, cellar and downstairs shower and w/c, pitched roof conservatory. To the first floor there are FOUR bedrooms and a family bathroom. The garden to the rear is superbly stocked with mature shrubs and flower borders and to the front there is off road parking. Conveniently located just a short stroll from Eltham High Street offering an array of local bars and eateries to suit all tastes as well as Eltham mainline station boasting a fast and frequent service to and from multiple London Termini including London Bridge, London Victoria, Waterloo East and Charing Cross. Greenholm Road is well positioned to offer access back to all of the fantastic primary schools the area has to offer including St Mary's Catholic primary school, Eltham COE and The Gordon in its grand period building built circa 1904. Open spaces are aplenty at Eltham Park North and South as well as Oxleas Meadows and Oxleas Woods is a pleasure to visit locally come rain or shine. Greenwich council tax band F. EPC rating D.

ENTRANCE

A stained glass door to the entrance hall.

ENTRANCE HALL



Stairs to first floor, wooden flooring, dado rail, picture rail, ornate coved cornice, centre light point, radiator, stained glass door to inner lobby.

RECEPTION ONE



Double glazed sash windows to front, a feature gas coal effect fire with marble hearth and surround, wooden mantle, bespoke storage cupboards and display cabinet to one wall, two radiators, picture rail, ornate coved cornice, ornate centre ceiling rose, centre light point.

RECEPTION TWO



A double glazed sash bay window to front, radiator, a feature cast iron gas coal effect fire with tile insert, tiled hearth and marble surround and mantle, picture rail, ornate coved cornice, centre light point, multi paned doors to the third reception room.

DOWNSTAIRS SHOWER



A wall mounted fixed and detached head power shower, glass screen, concealed cistern low flush w/c, vanity wash hand basin, half tiled walls, inset spotlights, extractor fan, laminate flooring.

CELLAR

Stairs to a dry cellar, power and lighting, meter points for gas and electric.

THIRD RECEPTION ROOM



A feature cast iron gas fireplace, built in storage cupboards, picture rail, radiator, centre light point, radiator, French patio doors to conservatory with casement window above.

FITTED KITCHEN



A modern fitted kitchen with a range of eye and base units, granite work surface, sunken sink unit with mixer taps, five ring induction hob with granite splash back and extractor fan over, built in double oven, built in kick heater, integrated dishwasher and fridge, wooden flooring, radiator, inset spotlights, double glazed velux window for additional natural light, double glazed window to rear, breakfast bar, double glazed window to conservatory, three down lights.

CONSERVATORY



A half brick and double glazed pitched roof conservatory, double glazed French patio doors for access to the garden, an additional single double glazed door, two period radiators, tiled flooring.

LANDING

Stairs to a half landing, double glazed sash window to rear, dado rail, second staircase to the full landing with access to the loft via hatch, cleverly adapted storage cupboards, dado rail, centre light point.

BEDROOM ONE



A double glazed sash bay window to front, second double glazed sash window to front, radiator, floor to ceiling built in wardrobes to one wall with additional storage cupboards above, picture rail, ornate coved cornice, centre light point.

BEDROOM TWO



A double glazed sash bay window to front, a feature cast iron fireplace with marble surround and mantle, picture rail, ornate coved cornice, radiator, centre light point.

BEDROOM THREE



A double glazed sash window to rear, radiator, built in book storage shelf into the chimney recess, centre light point.

BEDROOM FOUR

A double glazed sash window to rear, floor to ceiling built in wardrobe with additional storage cupboards above, radiator, picture rail, centre light point.

BATHROOM



A three piece suite comprising panel enclosed bath with mixer taps and shower attachment, vanity wash hand basin, low flush w/c, tiled walls, towel rail radiator, tiled flooring, inset spotlights, extractor fan, double glazed sash frosted window to rear.

REAR GARDEN



A paved patio area, outside butler sink and tap and lighting. The main garden is laid to lawn with an abundance of mature shrubs and flower borders over many years, pathway to a rear patio, detached timber shed for storage, brick raised flower borders.

FRONTAGE

A brick retaining wall with mature shrubs and rose garden, shingled driveway, path to front door with courtesy light.

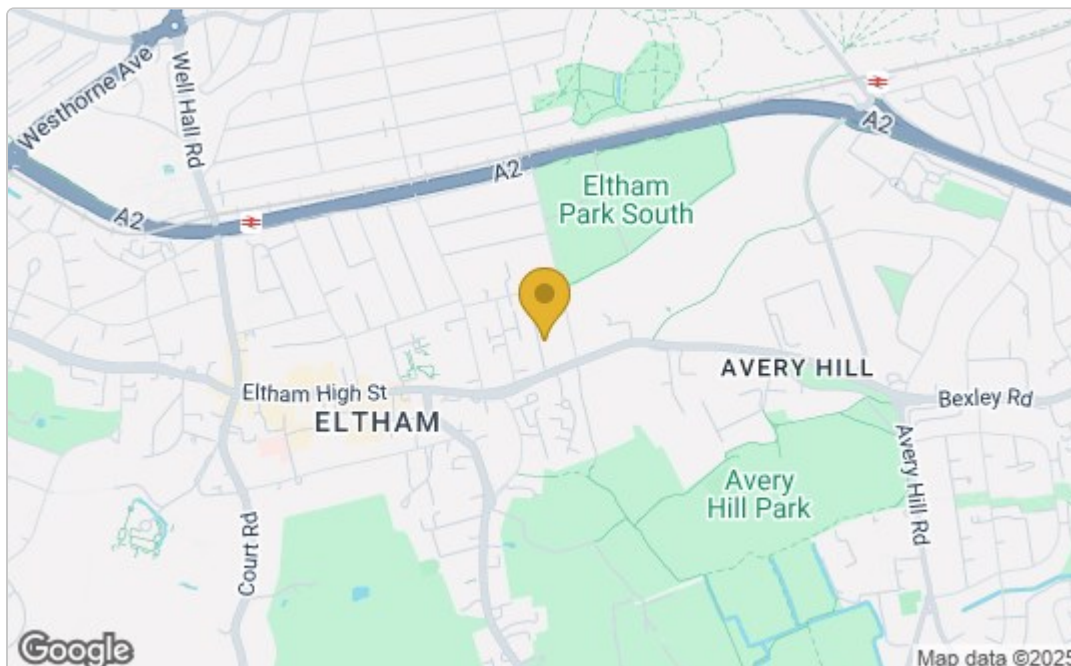
Floor Plan





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. No liability is accepted for any errors.

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Area Map



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>57</p>	<p>70</p>
<p>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p>		<p>EU Directive 2002/91/EC</p> 	
<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> 			

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