

Westmount Estates



Eltham Park Gardens, London, SE9 1AP

Asking Price £950,000

Located on this sought after road within striking distance to Eltham Park is this spacious five bedroom semi detached family home. As the floor plan suggests the property is arranged to provide a spacious entrance hall which allows access to a reception room, dining room and kitchen with a utility room off of the kitchen. To the first floor there a FIVE bedrooms and a family bathroom. This property offers great scope to extend STPP. Ideally located for easy access back to Eltham mainline train station which boasts a fast and frequent service to multiple London Termini including London Bridge, Waterloo East, Charing Cross and London Victoria. Eltham boasts numerous primary schools including St Mary's, Eltham Church of England, Gordon and Deansfield. Viewings by appointment only. EPC rating D. Freehold. Council tax Greenwich band F.

ENTRANCE HALL



UPVC entrance door with frosted half moon insert, frosted double glazed windows around door, frosted window to side, centre light point with ornate ceiling rose, radiator, dado rail, stairs to first floor level with carpet runner, under stairs storage cupboard, walk in storage cupboard allowing access to ground floor W.C. herringbone flooring.

RECEPTION ROOM



Bay window to front with double glazed windows, coving to ceiling, picture rail, centre light point with ornate ceiling rose, feature fire place with wooden mantle over, radiator, carpet as laid.

DINING ROOM



Sliding patio doors to rear leading to garden, centre light point with ornate ceiling rose, picture rail, feature fire place with marble mantle piece over, radiator, herringbone flooring.

KITCHEN



Fitted with a range of wall and base units with worksurface over, sink and drainer with mixer tap. Built in electric oven and four ring gas hob. Multi point centre light point, double glazed window to rear, radiator.

UTILITY ROOM

Double glazed door to side with frosted glass leading to garden, double glazed window to rear. Space for under counter washing machine and dishwasher. Space for American style double door fridge freezer. Door to pantry, wood paneling to walls, radiator.

GROUND FLOOR CLOAKROOM

Frosted double glazed window to side, low level flush W.C. wall hung wash hand basin, partly tiled walls.

BUTTERFLY LANDING



Sky light, doors to all rooms, carpet as laid.

BEDROOM ONE



Double glazed bay window, centre light point, radiator, carpet as laid.

BEDROOM TWO



Double glazed window to rear, centre light point, picture rail, built in storage cupboard, radiator, carpet as laid.

BEDROOM THREE



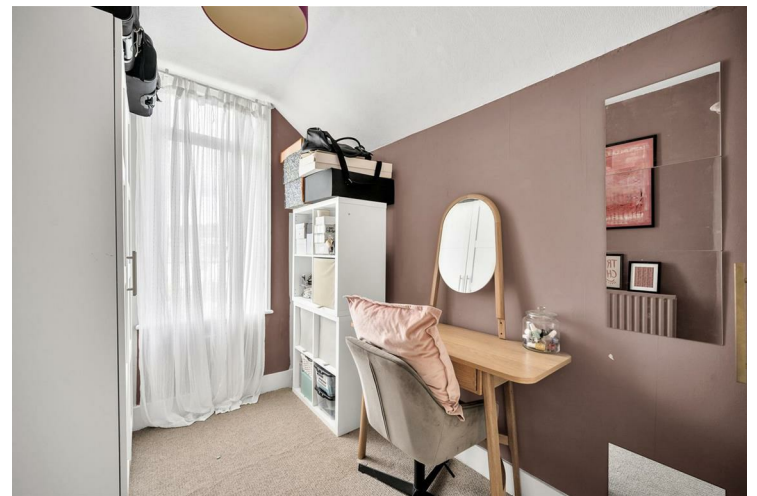
Double glazed window to rear, centre light point, picture rail, built in floor to ceiling wardrobes along one wall, radiator, carpet as laid.

BEDROOM FOUR



Double glazed window to front, centre light point, picture rail, radiator, carpet as laid.

BEDROOM FIVE



Double glazed window to rear, centre light point, radiator, carpet as laid.

BATHROOM



Three piece suite comprising: paneled bath with shower over and glass shower screen ,vanity wash hand basin with mixer tap and low level flush W.C. Two frosted windows to side, partly tiled walls, centre light point, radiator, vinyl floor tiles.

FRONT GARDEN

Mature shrubs, off street parking currently for one vehicle, side access to rear garden.

REAR GARDEN



Patio area, side access from front, steps downs to main garden which is mainly laid to lawn with mature trees and shrubs, shed.

Floor Plan



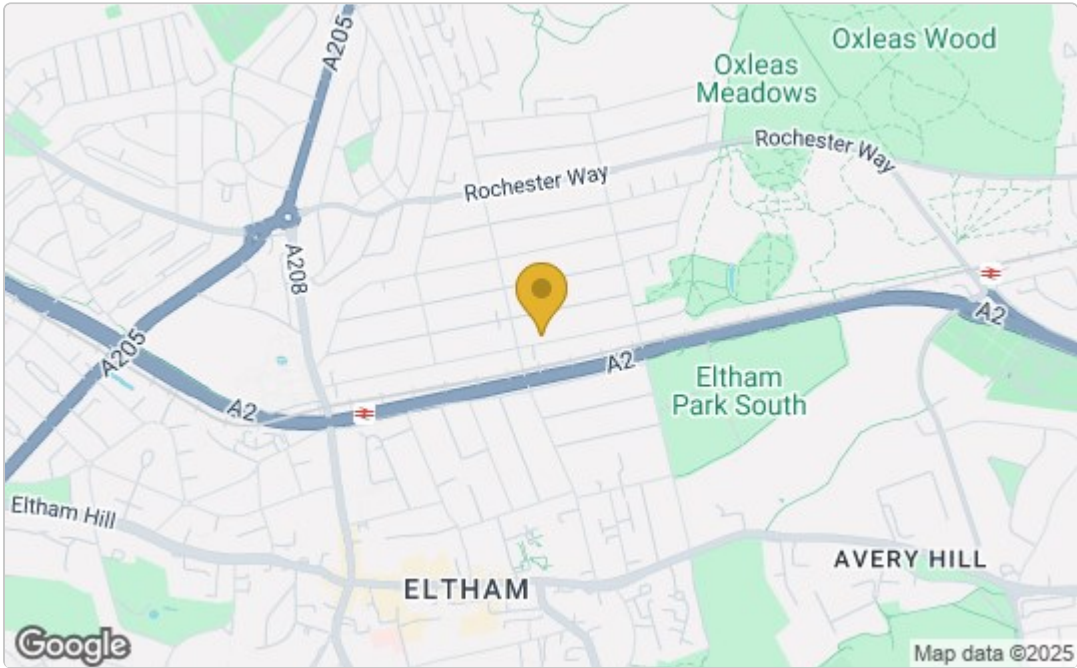
Eltham Park Gardens, SE9

Approximate Gross Internal Area = 1535 sq ft / 142.6 sq m

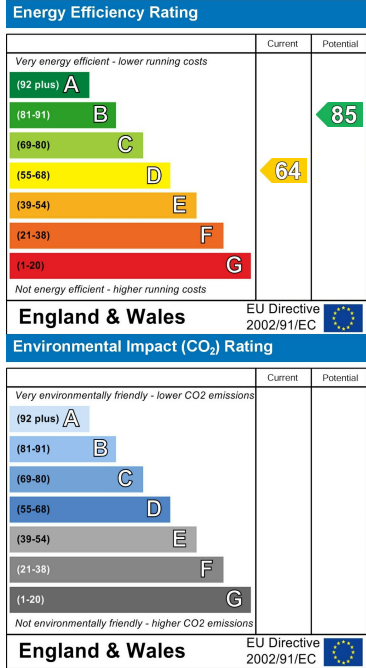


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant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

Area Map



Energy Efficiency Graph



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