

Westmount Estates

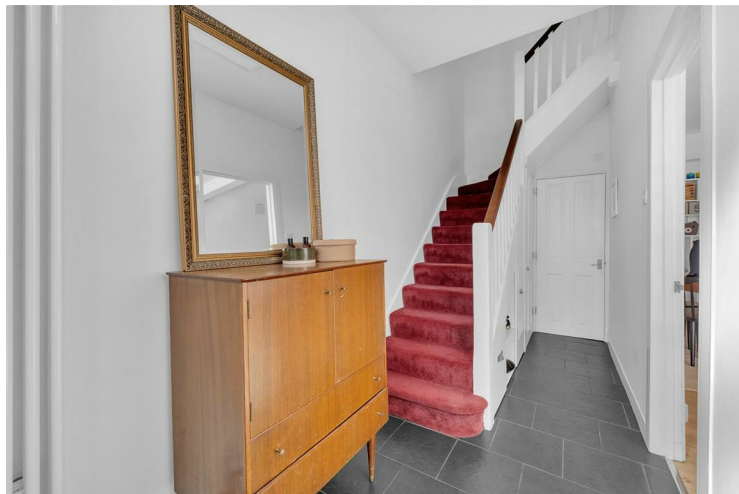


Grangehill Road, London, SE9 1SF

Asking Price £620,000

Situated in this popular and sought after residential road forming part of the Corbett Estate. Westmount Estates have the pleasure in offering this well presented, extended THREE bedroom end of terrace house. The property comprises: a combined reception and dining room, extended kitchen and bathroom to the ground floor whilst to the first floor are THREE well proportioned bedrooms. The property is well presented throughout and in addition to the well kept west facing garden is a fully fledged workshop / man cave, off street parking to the front and side access to the rear garden. Ideally situated for access to Eltham mainline train station offering a fast and frequent service to multiple London termini including London Bridge, Waterloo East, Charing Cross and London Victoria. The highly rated Gordon Primary School is at the end of the road and we feel this property is one not to be missed. Call today to arrange your all important internal inspection. EPC rating D. Council tax Greenwich Band D. Freehold.

ENTRANCE HALL



UPVC entrance door with stained glass frosted glass insert, centre light point, column radiator, carpeted stairs to first floor level, under stairs storage cupboard, tiled flooring.

RECEPTION ROOM



Combined with the dining room, Double glazed bay window to front, centre light point, radiator, laminate flooring.

DINING ROOM



Combined with the reception room: Centre light point, column radiator, laminate flooring

KITCHEN/DINER



Fitted with a matching range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer, mixer tap and drinking water tap. Built in electric oven and four ring gas hob with extractor hood over. space for dishwasher and washing machine. Integrated fridge freezer. Wall mounted boiler concealed within a wall unit. Double glazed window to rear, half glazed double glazed floor to side leading to garden. Inset ceiling spot lights, partly tiled walls, tiled flooring.

GROUND FLOOR BATHROOM



Fitted three piece suite comprising: Paneled bath with mixer tap including shower attachment, vanity wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to rear, centre light point, heated towel rail, tiled flooring.

FIRST FLOOR LANDING

Doors to all rooms, carpet as laid.

BEDROOM ONE



Two double glazed windows to front, two radiators, centre light point, coving to ceiling, laminate flooring.

BEDROOM TWO



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

BEDROOM THREE



Double glazed window to rear, centre light point, access to loft, radiator, laminate flooring.

FRONT GARDEN

Block paved off street parking, flower borders.

REAR GARDEN



Mainly laid to lawn, side access from the front, raised border vegetable plot, slower and shrub borders.

WORKSHOP/HOME OFFICE

Timber construction home office/workshop with workbench, power and light.

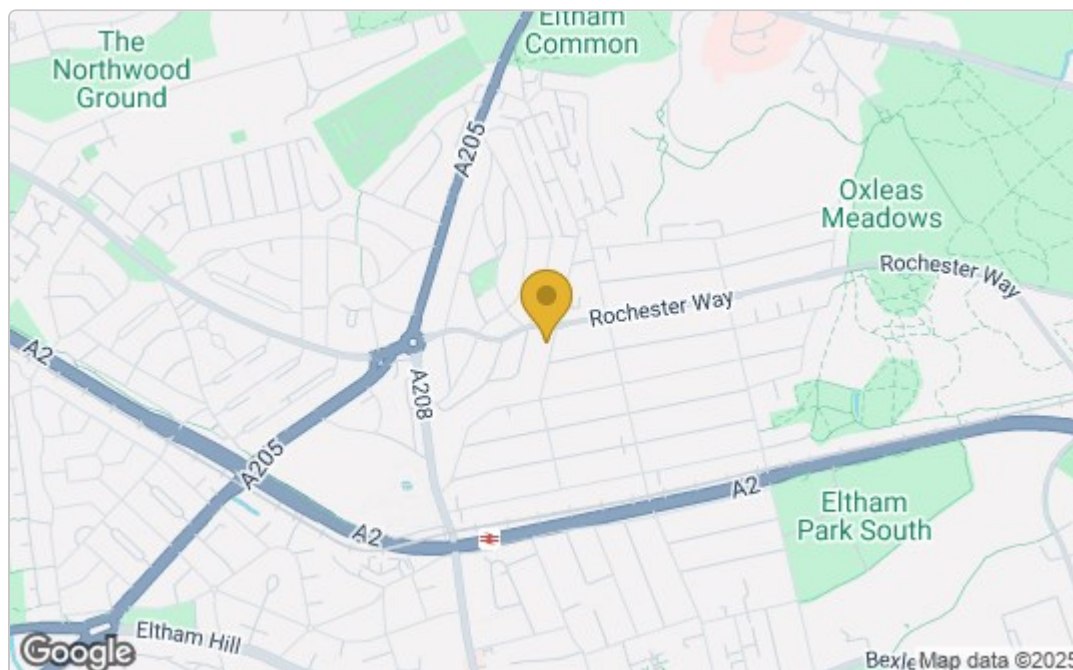
Floor Plan



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		64	85
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC	
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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