

# Westmount Estates



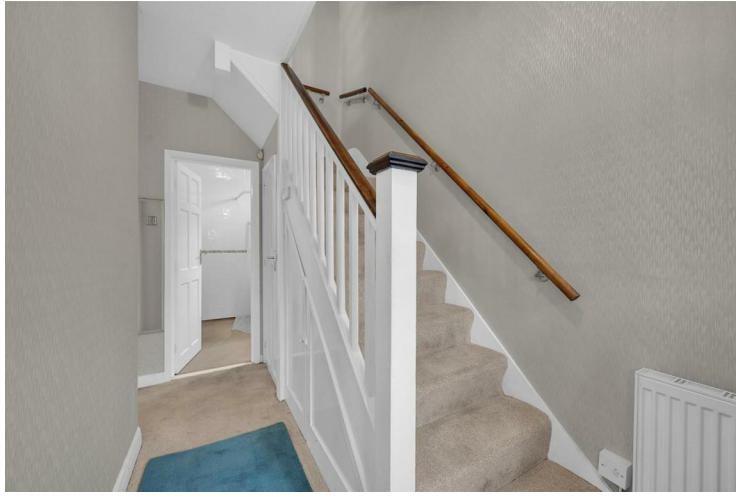
Earlshall Road, London, SE9 1PN

**Asking Price £550,000**

Offered to market with no forward chain. Westmount Estates have pleasure in instructing this extended THREE bedroom end of terrace family home. Internally the accommodation comprises of two reception rooms and extended fitted kitchen. To the first floor there are two well appointed bedrooms and a family bathroom with an additional staircase to the third bedroom. The garden to the rear is well stocked and a walled garden to the front. Situated within the heart of Eltham Park just a short walk to shops, mainline station and High Street. EPC rating D. Greenwich council tax band



## ENTRANCE HALL



UPVC entrance door with frosted double glazed windows and frosted double glazed windows to side of door. Centre light point, carpeted stairs to first floor level, under stairs storage cupboard housing wall mounted boiler, additional under stairs storage cupboard, carpet as laid.

## RECEPTION ROOM



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

## DINING ROOM



Centre light point, coving to ceiling, radiator, gas fire

(untested) with stone mantle and surround, carpet as laid.

## KITCHEN/DINER



Kitchen area: Fitted with a matching range of wall and base units with worktop over, circular sink and drainer with mixer tap, integrated under counter fridge, dishwasher and washing machine. Built in electric oven and four ring gas hob with extractor hood over. Partly tiled walls, double glazed window to rear, vinyl flooring.  
Dining area: High level double glazed windows to side, double glazed patio doors leading to garden, radiator, carpet as laid.

## GROUND FLOOR WET ROOM



Walk in shower area with shower curtain, pedestal wash hand basin with mixer tap and low level flush W.C. Centre light point and additional inset ceiling spot lights, tiled walls, Frosted double glazed window to side, heated towel rail, wet room floor.



## FIRST FLOOR LANDING



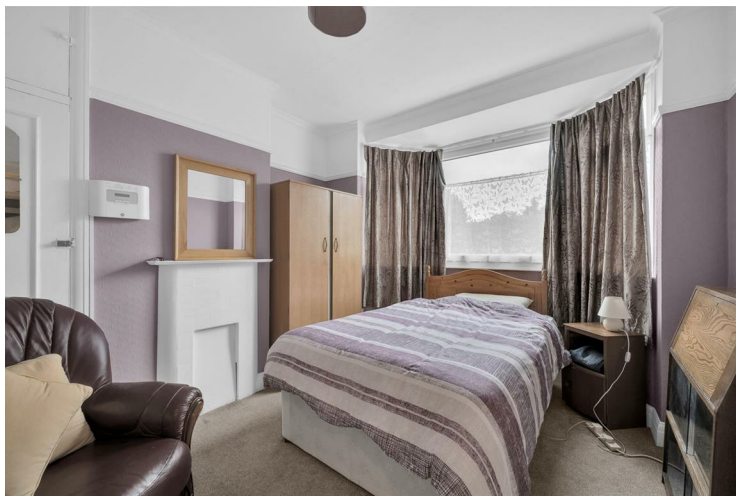
Centre light point, carpeted open staircase to second floor level, double glazed window to side, carpet as laid.

## BEDROOM ONE



Double glazed bay window to front and additional double glazed window to front, two centre light points, built in wardrobes along two walls, two radiators, carpet as laid.

## BEDROOM TWO



Double glazed bay window to rear, centre light point, coving to ceiling, picture rail, built in storage cupboard, feature fire place, radiator, carpet as laid.

## SHOWER ROOM



Walk in shower cubical, pedestal wash hand basin, frosted double glazed window to rear, radiator, tiled walls and tiled flooring.

## SEPARATE W.C.

Frosted double glazed window to rear, low level flush W.C. tiled walls and flooring.

## SECOND FLOOR LANDING

Double glazed window to side, door to bedroom three, carpet as laid.

## BEDROOM THREE



Double glazed window to rear, centre light point, built in wardrobes to one wall, eaves storage cupboards, carpet as laid.

## FRONT GARDEN

Path to front door, flower and shrub borders.

## REAR GARDEN



Patio area, mainly laid to lawn, flower and shrub borders, side access, shed, garage.

## DETACHED GARAGE

Detached garage to rear of the property accessed via the side of the property. Barn style opening doors.

## Floor Plan



Earlshall Road, SE9

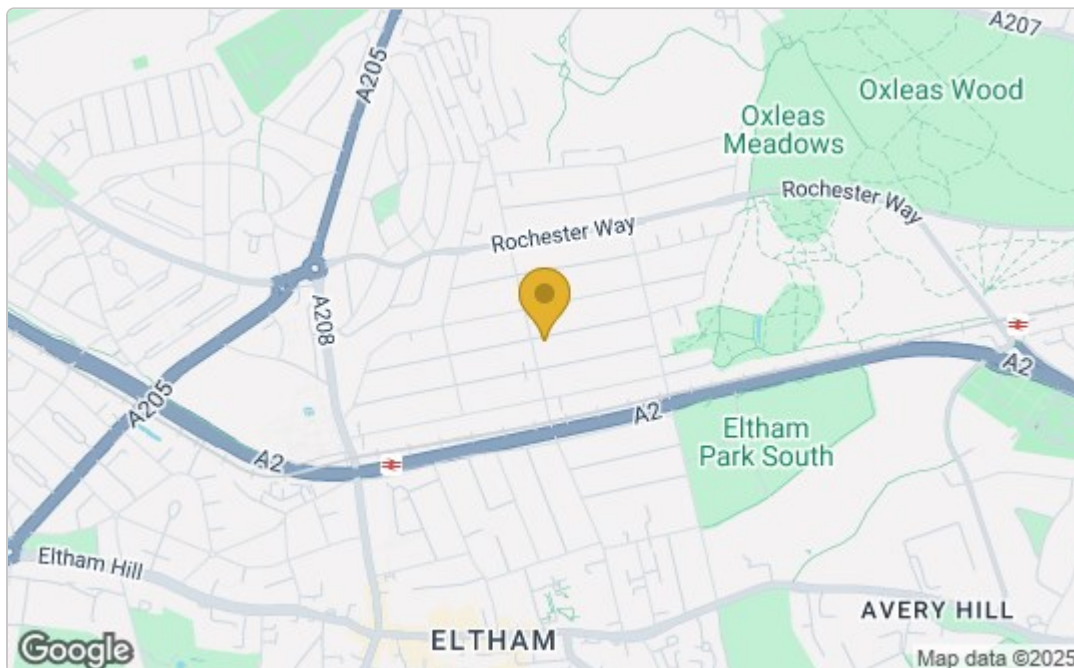
Approximate Gross Internal Area = 1161 sq ft / 107.8 sq m

Garage = 152 sq ft / 14.1 sq m

Approximate Total Area = 1278 sq ft / 118.7 sq m




## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>67</p>	<p>83</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
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