

Westmount Estates



Glenesk Road, London, SE9 1QS

Asking Price £599,950

Offered to the market CHAIN FREE and Located on most of Eltham's most sought after roads is this well presented THREE bedroom mid terrace family home. Arranged to provide two reception rooms and kitchen to the ground floor with THREE bedrooms and family bathroom with four piece suit to the first floor. To the rear of the property is a well maintained, low maintenance private garden with views toward Eltham Park North. Centrally located for access to all Eltham has to offer including numerous primary schools, Eltham Park North and South and Eltham mainline train station which boasts a fast and frequent service into numerous central London termini. Offered to the market chain free. Call today to arrange your all important internal inspection. EPC rating D. Council tax Greenwich band D. Freehold.

ENTRANCE HALL



UPVC entrance door with leaded light windows, double glazed leaded light window to side of door. Stairs to first floor level with carpet runner, under stairs storage cupboard and under stairs storage area with plumbing for washing machine. Centre light point, coving to ceiling, dado rail, column radiator, stripped wooden floor boards with a coconut mat entrance mat.

RECEPTION ROOM



Double glazed bay window to front, centre light point, picture rail, coving to ceiling, fire place with wood burning stove and wooden mantle over, radiator, stripped wooden floor boards.

DINING ROOM



Double glazed patio doors to rear leading to garden, centre light point, coving to ceiling, picture rail, covered radiator, stripped wooden floor boards.

KITCHEN



Fitted with a matching range of wall and base units with wooden worktop over, ceramic sink and drainer with mixer tap. Built in electric oven and four ring electric hob with extractor hood over. Space for fridge freezer and dishwasher. Inset ceiling spot lights, Double glazed door to rear leading to garden, vinyl flooring.

FIRST FLOOR LANDING

Access to loft, doors to all rooms, dado rail, carpet as laid.

BEDROOM ONE



Double glazed bay window to front, centre light point, picture rail, radiator, two built in wardrobes to both alcoves, carpet as laid.

BEDROOM TWO



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

BEDROOM THREE



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

FAMILY BATHROOM



Fitted with a four piece suite comprising: freestanding claw foot bath with mixer tap, vanity wash hand basin with mixer tap, walk in shower cubical and low level flush W.C. Double glazed window to rear, onset ceiling spot lights, partly tiled walls, heated towel rail, tiled flooring with under floor heating.

FRONT GARDEN

Off street parking for one vehicle, lawn, mature shrubs.

REAR GARDEN



Decked patio area leading from the house, mainly laid to lawn with mature flower and shrub borders. Rear access to garden via an alleyway.

Floor Plan



Glenesk Road, SE9

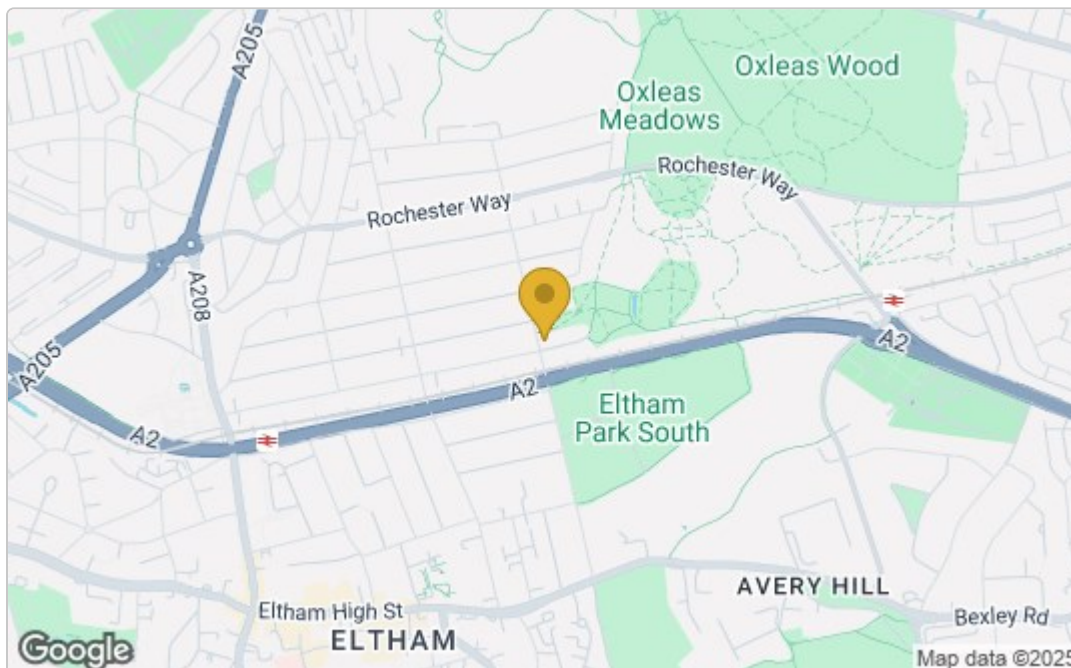
Approximate Gross Internal Area = 928 sq ft / 86.2 sq m





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.

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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>60</p>	<p>87</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<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> 	

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.

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