

Westmount Estates



Crookston Road, London, SE9 1YB

Asking Price £715,000

Westmount Estates have the pleasure of bringing to the market this spacious THREE bedroom mid terrace family home located in this sought after street within Eltham SE9. Internally the property boasts: front reception room, dining room which is semi open plan to the kitchen and conservatory to the ground floor there is also the additional benefit of a basement. to the first floor there are three spacious bedrooms and family bathroom. To the rear of the property is a mature south facing private rear garden. Crookston Road is well located to allow access to Oxleas Woods, Jack Wood and Castle Wood and is within striking distance to the Ofsted outstanding Deansfield Primary School, and a five minute walk to Gordon School.

Freehold. Council tax Greenwich band D. Awaiting EPC.

ENTRANCE PORCH

Wooden partly glazed entrance door with windows to side of door, wall light, tiled flooring.

ENTRANCE HALL



Wooden entrance door with frosted glass, centre light point with ornate ceiling rose, coving to ceiling, carpeted stairs to first floor, under stairs storage cupboard with access to basement, radiator, bamboo flooring.

BASEMENT

RECEPTION ROOM



Double glazed bay window to front, centre light point, shelving to both alcoves, three radiators (within bay window) bamboo flooring.

DINING ROOM



Inset ceiling spotlights, centre light point, display shelving to both alcoves, opening to conservatory, bamboo flooring.

KITCHEN



Fitted with a matching range of base units with worktop over, one and a half bowl ceramic sink and drainer with mixer tap. Built in electric oven and four ring electric hob with extractor hood over. Integrated dishwasher. Space for fridge freezer. Inset ceiling spotlights, partly tiled walls, tiled flooring.

CONSERVATORY



Double glazed patio doors to rear leading to garden with double glazed windows to side of door and to the right hand side. Exposed brick wall, built in storage cupboard housing wall mounted boiler and space for washing machine. Radiator, tiled flooring.

GROUND FLOOR OUTSIDE W.C.

Low level flush W.C and wall hung corner wash hand basin.

FIRST FLOOR LANDING



Access to loft, centre light point, doors to all rooms, carpet as laid.

BEDROOM ONE



Triple glazed window to front, inset ceiling spotlights, built in storage cupboard, radiator, carpet as laid.

BEDROOM TWO



Triple glazed window to rear, inset ceiling spotlights, built in wardrobes along one wall, radiator, carpet as laid.

BEDROOM THREE

BATHROOM



Three piece suite comprising: Claw foot bath with central telephone style mixer taps, wash hand basin and low level flush W.C. Frosted triple glazed window to rear, inset ceiling spotlights, heated towel rail, partly tiled walls, tiled flooring.

FRONT GARDEN

Crazy paved frontage, entrance gate.

REAR GARDEN

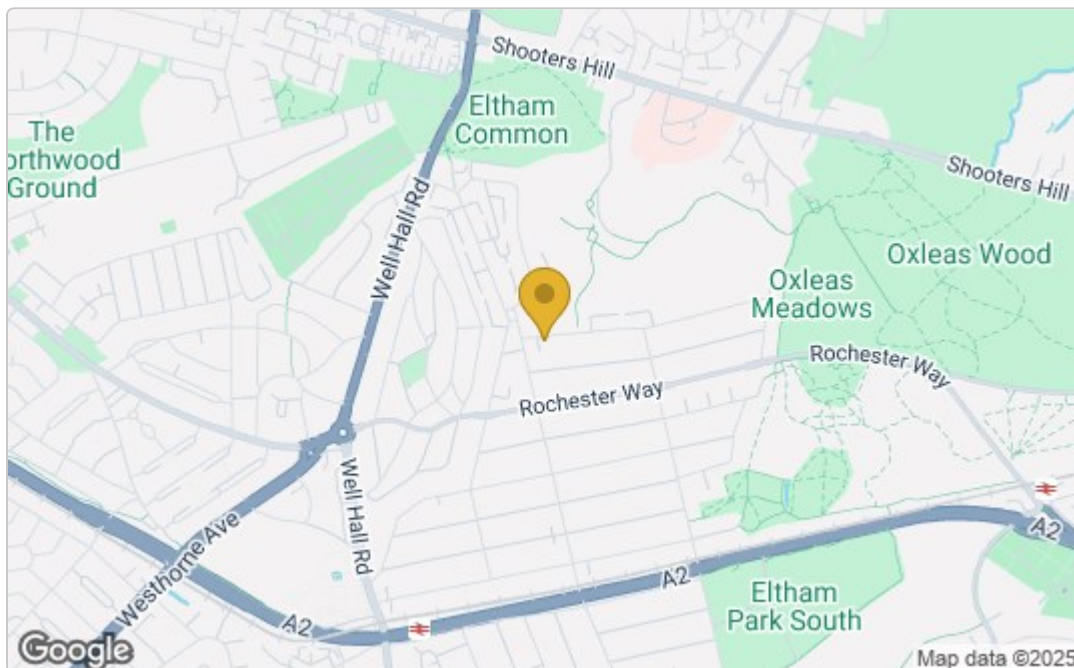


Patio to rear with steps down into the main area of the garden. Additional patio area, mature trees and shrubs, shed. Outside w/c.

Floor Plan



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 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>			86 70
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		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 	