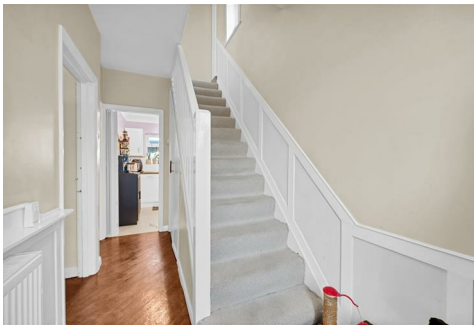


Westmount Estates



Sparrows Lane, New Eltham, SE9 2BP

Asking Price £750,000

Offered to market with no forward chain comes this FOUR bedroomed much improved semi detached family home. Situated on this ever popular road and set within the quiet cul de sac. Internally the accommodation comprises of two sizeable receptions, an open plan kitchen with breakfast area, downstairs w/c and conservatory. To the first floor there are four well appointed bedrooms and family bathroom and en-suite faculties.. The garden to the rear is of a good size rear access for off road parking. Greenwich council tax band E. EPC rating D.

ENTRANCE

A wooden front door with leaded light glass insert to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, Parquet flooring, radiator, stained glass leaded light casement window to front, half wood paneled walls, under stairs storage cupboard, centre light point.

LOUNGE



A double glazed bay window to front, radiator, Parquet flooring, an open fire with brick surround and mantle, shelving into the chimney recess, beamed ceiling, centre light point.

RECEPTION TWO



An extended reception with radiator, open fireplace with marble insert and hearth and wooden mantle, centre light point, double glazed window to side, double glazed French patio doors for access to the garden with double glazed windows above, second centre light point.

FITTED KITCHEN



A range of eye and base units, roll top work surface, built in oven, four ring gas hob with extractor fan over, one and a half sink unit with stainless steel drainer and mixer taps, radiator, vinyl flooring, door to a walk in pantry with plumbing for washing machine and wall mounted boiler.

BEAKFAST AREA



Breakfast area, multi pained door for access to the front, casement window to front, door to downstairs w/c, double glazed sliding patio doors for access to the conservatory. coved ceiling, centre light point.

DOWNSTAIRS W.C

A low flush w/c, vanity wash hand basin, half tiled walls, radiator, inset spotlights, double glazed frosted window to rear.

CONSERVATORY



A half brick double glazed conservatory, wall mounted lights, tiled flooring, double glazed door for access to the garden.

LANDING

A staircase to the first floor, split level landing, double glazed frosted window to side, access to the loft via hatch.

BEDROOM ONE



A double glazed window to front, radiator, coved ceiling, two centre lights, door to en-suite facilities.

EN -SUITE BATHROOM



A wall mounted power shower with glass screen, tiled insert, low flush w/c, suspended wash hand basin, inset spotlights, vinyl flooring.

BEDROOM TWO



A double glazed window to rear, radiator, two centre light points, small wardrobe cupboard.

BEDROOM THREE



A dual aspect room with double glazed window to front and rear, radiator, centre light point.

BEDROOM FOUR

A double glazed window to front, radiator, centre light point.

FAMILY BATHROOM



A three piece suite comprising panel enclosed bath with mixer taps, wall mount power shower and screen, low flush w/c, pedestal wash hand basin, 3/4 tiled walls, four way centre spotlight, extractor fan, double glazed frosted window to rear, towel rail radiator.

REAR GARDEN

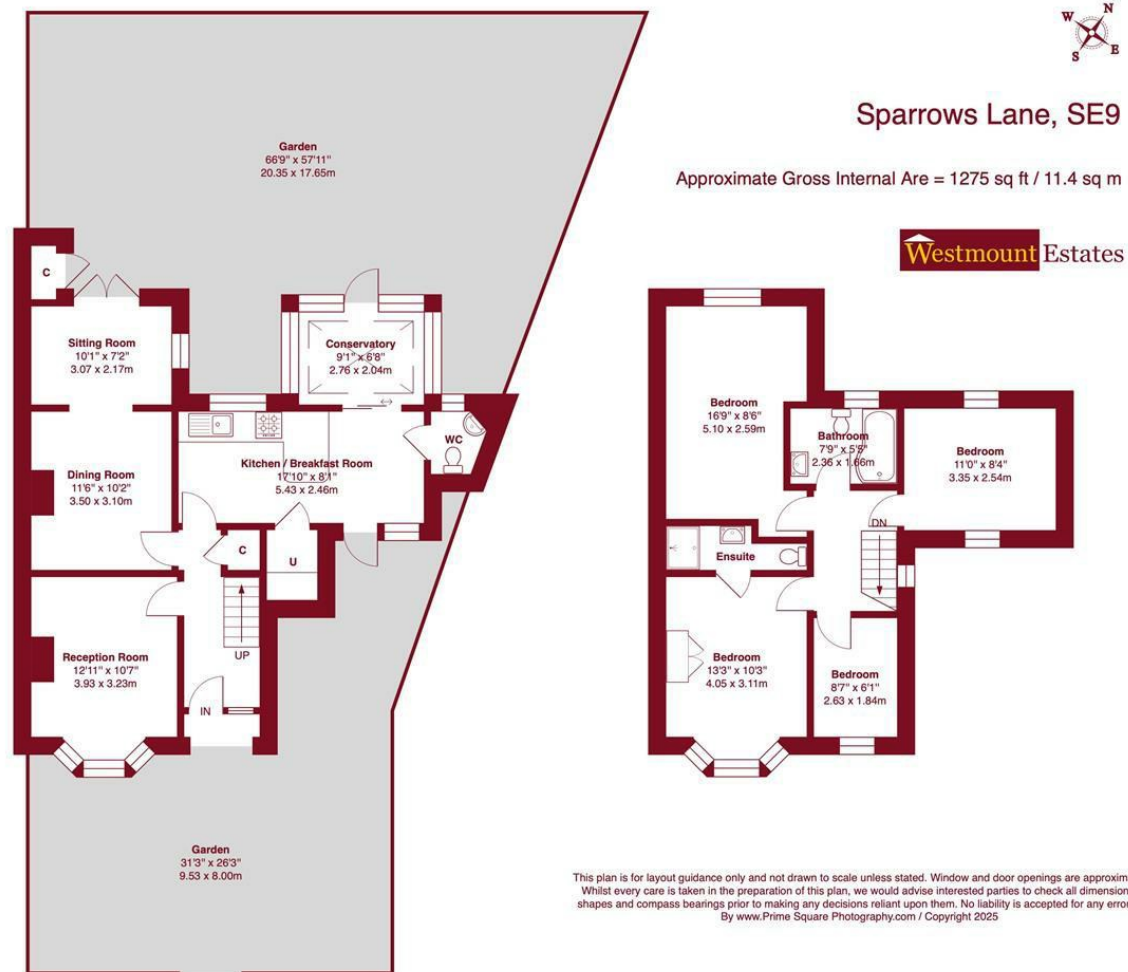


A substantial sized plot with a paved patio area, outside brick built storage area, outside tap and lighting, laid to lawn with mature shrubs, gate to rear access parking.

FRONTAGE

A crazy paved pathway to the front door, small raised flower border, archway with a wrought iron gate for bin storage.



Floor Plan



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		56	59
<i>Not energy efficient - higher running costs</i> 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	

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