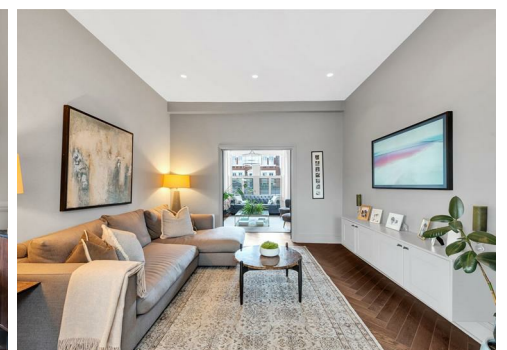
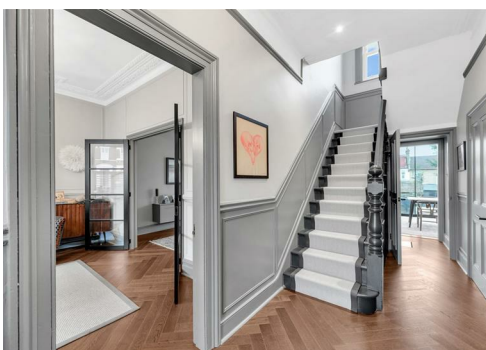




## 17 Glenhouse Road, London, SE9 1JH

### Asking Price £1,575,000

In our opinion, quiet simply this home is the best house that Westmount Estates have ever had the pleasure in marketing. The present owners have spared no expense in renovating and reconfiguring this DOUBLE FRONTED 'Corbett' family home. Internally the property boast three reception rooms, open plan fitted kitchen to breakfast room, cellar downstairs w/c and utility room. To the first floor there are three double bedrooms with a four piece family bathroom and working office area on the landing. There is a second staircase to the master bedroom with a dressing room and en-suite facilities. The garden to the rear is walled to three sides with a large patio area and side access to the private driveway for multi vehicle parking. Conveniently located just a short stroll from Eltham High Street offering an array of local bars and eateries to suit all tastes as well as Eltham mainline station boasting a fast and frequent service to and from multiple London Terminus including London Bridge, London Victoria, Waterloo East and Charing Cross. Glenhouse Road is well positioned to offer access back to all of the fantastic primary schools the area has to offer including St Mary's Catholic primary school, Eltham COE and The Gordon in its grand period building built circa 1904. Open spaces are aplenty at Eltham Park North and South as well as Oxleas Meadows and Oxleas Woods is a pleasure to visit locally come rain or shine. EPC rating E. Council Tax Greenwich Band F.



# Glenhouse Road, London, SE9 1JH

## ENTRANCE

An original door with bevelled etched starburst glass insert to entrance hall.

## ENTRANCE HALL

Engineered wooden flooring, stairs to first floor, panelled wall mouldings, dado rail, picture rail, ornate coved cornice, inset spotlights, ornate centre ceiling rose, centre light point, door housing a substantial sized walk in storage cupboard with engineered wood flooring and inset spotlights. Door to an inner lobby area.

## DOWNSTAIRS W.C

A low flush w/c with concealed cistern, wash hand basin with mixer taps, engineered wood flooring, half wood panelled walls, dado rail, inset spotlights, extractor fan.

## RECEPTION ONE 12'9" x 11'9" (3.9 x 3.6)

Double glazed sash bay window to front with bespoke window shutters, built in display shelving and bespoke cupboards under into the chimney recess, period radiator, engineered wooden flooring, ornate coved cornice.

## RECEPTION TWO

A double glazed sash bay window to front with bespoke window shutters, period radiator, cast iron open fireplace with tiled insert and marble mantle, wood panelled walls, engineered wooden flooring, ornate coved cornice, ornate centre ceiling rose, centre light point. French glazed doors for access to the third reception room/snug.

## THIRD RECEPTION/SNUG 12'1" x 11'9" (3.7 x 3.6)

Engineered wood flooring, inset spotlights, period radiator, bespoke wall mounted cupboards, open to the kitchen.

## FITTED KITCHEN AND BREAKFAST ROOM 30'2" x 16'0" (9.2 x 4.9)

A bespoke German kitchen with a range of base units, Silestone work surface with splash back, floating island with Bora four ring induction hob and extractor fan, integrated Siemens double oven, two integrated dishwashers, integrated fridge and freezer, polished concrete flooring with underfloor heating, undermounted sink with mixer taps, inset spotlights, sky light for additional natural light, floor to ceiling Maxlight glazed sliding doors to rear, open to the dining area.

## DINING AREA

Floor to ceiling Maxlight french sliding doors to one wall for access to the garden, inset spotlights, polished concrete flooring with underfloor heating, niche bespoke bar cabinet and display shelving with granite work surface, a second sky light for additional natural light, engineered wood flooring.

## UTILITY ROOM 12'1" x 6'6" (3.7 x 2.0)

A substantial sized utility and laundry room, plumbing for washing machine, space for tumble drier, Quartz worksurface with one and a half sunken sink unit with mixer taps, eye and base units, inset spotlights, bespoke radiator, engineered wooden flooring.

## INNER LOBBY

Door to cellar, cleverly adapted display window to the cellar, engineered wood flooring, inset spotlights, open to the kitchen.

## CELLAR 21'11" x 5'6" (6.7 x 1.7)

Stairs to a dry cellar, storage space, power and lighting, window from the lobby area for additional natural light.

## HALF LANDING

A dog-leg staircase to a half landing, a double glazed sash window to rear, inset spotlights, staircase to the full landing.

## LANDING

A second staircase to the master bedroom, cleverly adapted office area with a double glazed frosted sash light to rear, power points, doors to all rooms.

## BEDROOM TWO 16'0" x 13'1" (4.9 x 4.0)

Three double glazed sash windows to front with bespoke shutters and blinds, floor to ceiling wardrobes to one wall with dressing table and draws under, picture rail, ornate coved cornice, inset spotlights, period radiator.

## BEDROOM THREE 15'5" x 11'5" (4.7 x 3.5)

A double glazed sash bay window to front with bespoke window shutters, period feature radiator, picture rail, ornate coved cornice, inset spotlights, floor to ceiling wardrobes into the chimney recess, a feature cast iron fireplace with marble surround and mantle.

## BEDROOM FOUR 11'9" x 10'2" (3.6 x 3.1)

A double glazed sash window to rear, built in wardrobes, display shelving, picture rail, period feature radiator, inset spotlights, ornate coved cornice.

## FAMILY BATHROOM 11'9" x 6'2" (3.6 x 1.9)

A four piece Lusso stone suite comprising a free standing oval bath with mixer taps and shower attachment, vanity wash hand basin, walk in fixed head shower with tiled insert and glass surround, low flush concealed cistern w/c, double glazed frosted sash window to rear, extractor fan, inset spotlights, tiled flooring, towel rail radiator, ceiling mounted speakers, tiled flooring with under floor heating.

## MASTER BEDROOM 12'5" x 11'9" (3.8 x 3.6)

A floor to ceiling double glazed window to rear for far reaching views over London's skyline, inset spotlights, air conditioning system, inset spotlights, door to dressing room.

## DRESSING ROOM 22'3" x 8'10" (6.8 x 2.7)

Two double glazed Velux windows to front, eaves storage space, bespoke dressing area with built in cupboards, shelving and wardrobe space, inset spotlights.

## EN SUITE BATHROOM 10'5" x 9'10" (3.2 x 3.0)

A four piece crosswater bathroom suite with a free standing oval bath with mixer taps and shower attachment, low flush w/c with concealed cistern, his and hers vanity wash hand basin with quartz work surface and concealed draw space under, walk in fixed and detachable head shower with tiled insert and glass door, tiled flooring with under floor heating. double glazed floor to ceiling window to rear, extractor fan, double glazed skylight for additional natural light.

## REAR GARDEN

A substantial sized paved patio area, outside tap and lighting, side access via a lockable gate, steps to the main garden which is laid to lawn with mature shrubs and flower borders, walled to three side, brick built BBQ area with granite work surface, detached timber shed for storage.

## FRONTAGE

A resin driveway for multi vehicle parking, bin storage area, small flower border with mature shrubs and tree's, side access via a lockable gate, tiled entrance porch with courtesy light.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worse
A	74	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

## Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.