

# Westmount Estates



Arsenal Road, London, SE9 1JZ

**Asking Price £499,950**

Nestled in the heart of the highly sought after Progress Estate is this well presented EXTENDED THREE bedroom mid terrace family home. Having been lovely cared for by the current owner for just shy of 40 years the property is presented in excellent condition throughout. Arranged to provide: Reception room, dining area, kitchen and bathroom to the ground floor with THREE well proportioned bedrooms to the first floor. To the rear of the property is a well stocked and secluded easterly facing private garden. Well positioned for access to Eltham mainline train station offering a fast a frequent service to and from central London. The Gordon & Deansfield primary schools are within striking distance also. Viewings by appointment only. EPC rating D, council tax Greenwich band D, freehold.

## **ENTRANCE HALL**

Multi paned glass entrance door, centre light point, built in storage cupboard, built in under stairs storage cupboard, carpeted stairs to first floor level, carpet as laid.

## **RECEPTION ROOM 16'5" x 12'9" (5.02 x 3.90)**

Double glazed leaded light window to front, two centre light points, feature fire place with tiled inserts and wooden mantle over, radiator, opening through to dining room, carpet as laid.

## **DINING ROOM 10'1" x 9'9" (3.09 x 2.99)**

Double glazed patio doors to rear with double glazed windows to either side, centre light point, radiator, laminate flooring.

## **KITCHEN 13'8" x 5'11" (4.19 x 1.81)**

Fitted with a matching range of wall and base units with worktop over, built in oven and four ring gas hob with extractor hood over. Space for American style double fridge freezer, under counter washing machine, tumble dryer and dishwasher. Double glazed window to rear, wall mounted boiler, radiator, partly tiled walls, laminate flooring.

## **BATHROOM 7'11" x 6'9" (2.42 x 2.08)**

Fitted three piece suite comprising: Panelled bath with mixer tap and shower attachment, wash hand basin and low level flush W.C. with concealed cistern. Fully tiled walls, vinyl flooring.

## **FIRST FLOOR LANDING**

Double glazed leaded light window to front, access to loft with electric self opening and lifting ladder, centre light point, doors to all rooms, carpet as laid.

## **BEDROOM ONE 12'3" x 9'2" (3.74 x 2.81)**

Double glazed leaded light window to rear, centre light point, built in wardrobes along one wall, radiator, carpet as laid.

## **BEDROOM TWO 12'6" x 7'2" (3.82 x 2.20)**

Double glazed leaded light window to rear, centre light point, feature cast iron fire place, built in storage cupboard, radiator, carpet as laid.

## **BEDROOM THREE 8'11" x 6'10" (2.72 x 2.10)**

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

## **FRONT GARDEN**

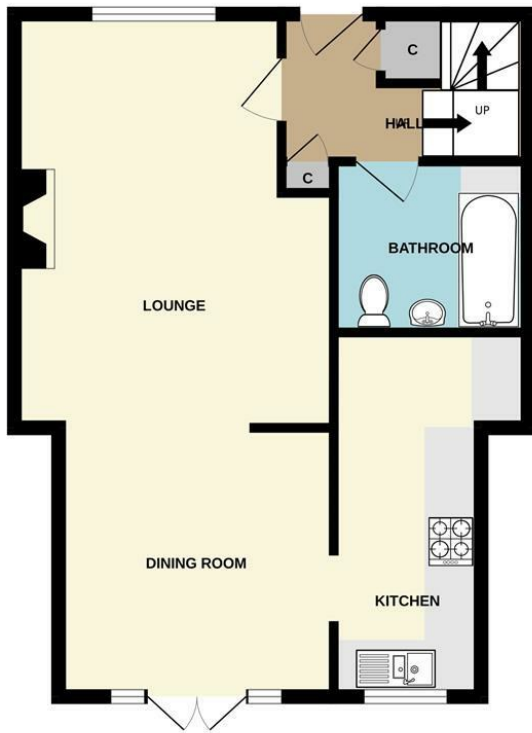
Picket fence with hard standing to front door.

## **REAR GARDEN**

Patio area, laid to lawn, well stocked flower and shrub borders, conifer trees to rear for privacy.

# Floor Plan

GROUND FLOOR

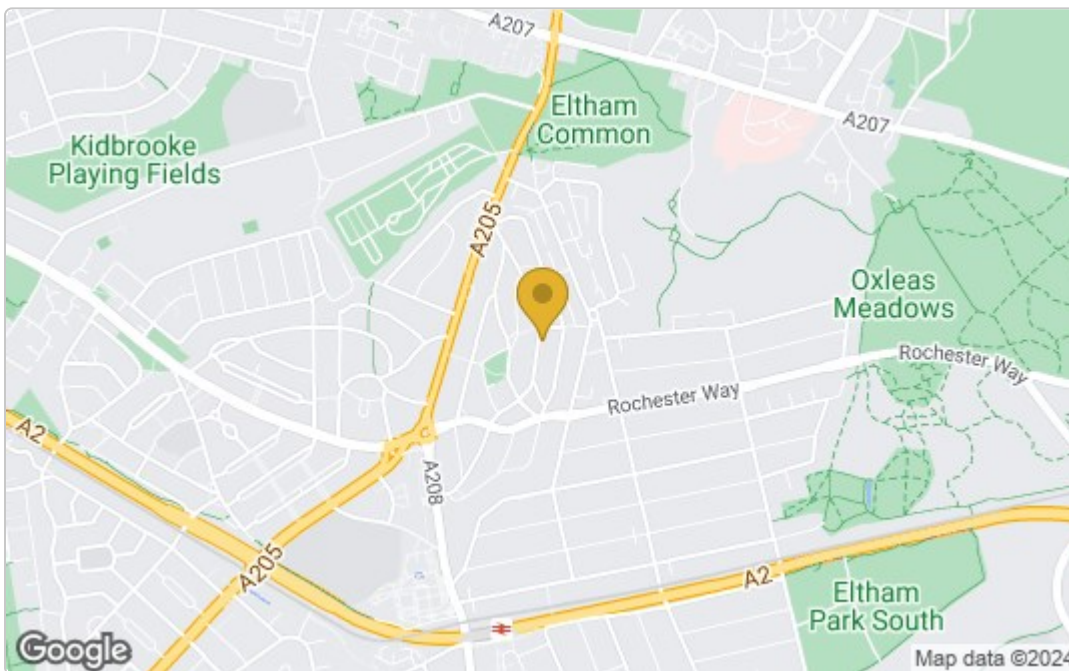


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">83</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">62</div>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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