

Westmount Estates



Greenvale Road, London, SE9 1PF

Asking Price £600,000

Situated on a bold corner plot within the heart of Eltham Park comes an unusual THREE bedroom end of terrace family home. Internally the accommodation comprises to the ground floor of a sizeable lounge, fitted kitchen, conservatory, and downstairs w/c. To the first floor there are three well appointed bedrooms and a family bathroom. The real beauty of this property lie in the unusual sized L shape plot which it sits on. The garden is walled to one side with a detached garage and double gate and large area laid to lawn. Offered with no forward chain an internal viewing comes highly recommended. Greenwich Council Tax Band E. EPC rating TBC D.

ENTRANCE

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

ENCLOSED ENTRANCE PORCH

A frosted glass window to front and side, multi paned door to the entrance hall.

ENTRANCE HALL



Stairs to first floor, radiator, storage cupboard, centre light point.

FITTED KITCHEN 14'5" x 9'10" (4.4 x 3.0)



Fitted with a range of eye-level and base units, roll top work surface, tiled walls, single sink unit with stainless steel drainer and mixer taps, radiator, double glazed bay window to front, space for a dining table, space for a free standing oven and fridge freezer, plumbing for washing machine, wall mounted boiler.

LOUNGE 18'4" x 16'4" (5.6 x 5.0)



An L shaped room, a double glazed patio door for access to the conservatory, laminate flooring, two centre spotlights, double glazed casement window to rear, two radiators.

CONSERVATORY 12'9" x 5'6" (3.9 x 1.7)



A half brick half double glazed conservatory, double glazed windows to rear, double glazed door for access to the garden, door to w/c, centre light point.

DOWNSTAIRS WET ROOM



A wall mounted shower, low flush w/c, suspended wash hand basin, radiator, window to rear, tiled walls and flooring, centre light point.

LANDING

Stairs to first floor, coved ceiling, centre light point, access to loft via hatch.

BEDROOM ONE 16'4" x 12'9" (4.98m x 3.89m)



A double glazed bay window to front, second double glazed window to front, radiator, floor to ceiling wardrobes to one wall, radiator, two centre light points.

BEDROOM TWO 10'9" x 9'10" (3.3 x 3.0)



A double glazed window to rear, fitted wardrobes to one wall with storage cupboards above, radiator, double glazed window to rear, coved ceiling centre light point.

BEDROOM THREE 10'2" x 6'10" (3.1 x 2.1)



A double glazed window to side, floor to ceiling wardrobes to one wall, radiator, coved ceiling, centre light point.

BATHROOM



A three piece suite comprising a panel enclosed bath with mixer taps, pedestal wash hand basin, low flush w/c, double glazed frosted window to side, tiled walls, coved ceiling, radiator, centre light point.

REAR GARDEN



A large corner plot with a block paved patio, outside lighting and tap, shingled flower borders, mature fruit

tree, walled to one side with double gates for access to a detached garage and personal door for access to the side. Main garden is laid to lawn with mature shrubs and flower borders, second crazy paved patio area, hard standing storage area.

FRONTAGE

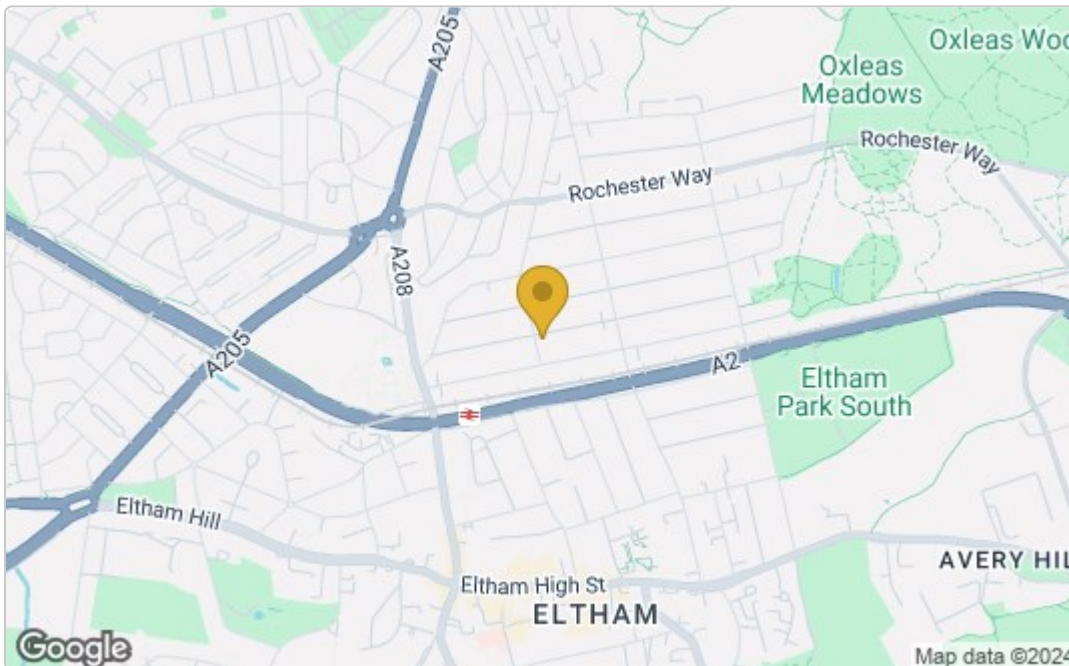
Walled to the front with a pathway to the front door, rockery and mature shrubs.

Floor Plan

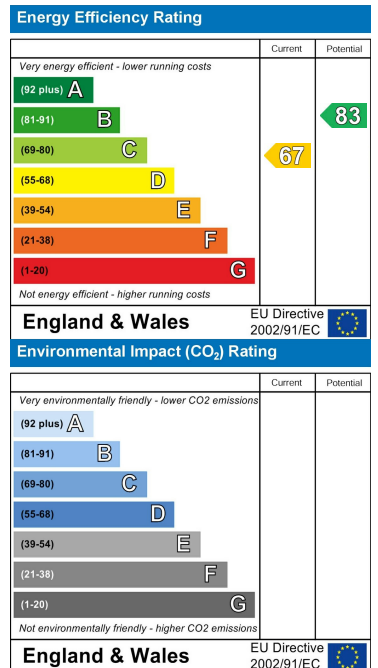


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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