



85 Elibank Road, London, SE9 1QJ

Asking Price £625,000

Offered in good decorative order throughout. Westmount Estates have pleasure in offering this much improved extended THREE bedroom terraced family home. Internally the accommodation comprises of an inter-connecting lounge and second reception room, extended fitted modern kitchen and downstairs shower room. To the first floor there are THREE well appointed bedrooms and a three piece family bathroom. To the rear of the property the garden is private with two large patio area's and a detached summer house, to the front there is a block paved driveway for multi vehicle parking. Situated within close proximity of two sought after primary schools and open parkland, Eltham High Street and Eltham mainline station. EPC rating C. Council tax Greenwich band D. Freehold.



Elibank Road, London, SE9 1QJ

ENTRANCE

A double glazed door with bevelled leaded light frosted insert to the entrance hall.

ENTRANCE HALL

Stairs to the first floor, double glazed frosted window to front, under stairs storage cupboard, radiator, wooden flooring, centre light point.

DOWNSTAIRS SHOWER ROOM

A walk in double width shower with a wall mounted detached and fixed head shower ,with glass screen, vanity wash hand basin, low flush w/c, towel rail radiator, door housing large storage cupboard, tiled flooring, inset spotlights, extractor fan.

LOUNGE

A double glazed bay window to front, wooden flooring, a feature a feature gas coal effect fire with marble surround and mantle, picture rail, centre light point, archway to the second reception.

SECOND RECEPTION

Wooden flooring, a feature fireplace (display only) limestone mantle and polished hearth, radiator, picture rail, centre light point, archway to the kitchen.

FITTED KITCHEN

A range of eye and base units, granite work surface, sunken one and a half sink unit with mixer taps, space for a range oven, splash back and extractor fan above, tiled flooring, two double glazed Velux windows for additional natural light, inset spot lights, down light, integrated fridge freezer and dishwasher, plumbing for washing machine, double glazed window to rear, breakfast bar with four seats, double glazed door for access to the garden.

LANDING

Access to a boarded loft via hatch, storage cupboard over the stairwell.

BEDROOM ONE

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

BEDROOM TWO

A double glazed window to rear, built in wardrobe, radiator, picture rail, centre light point.

BEDROOM THREE

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

FAMILY BATHROOM

A three piece suite comprising a ball and claw foot roll top bath with mixer taps and shower attachments, vanity wash hand basin, low flush w/c, half tiled walls, inset spotlights, medicine cabinet, towel rail radiator, two double glazed frosted windows to rear.

REAR GARDEN

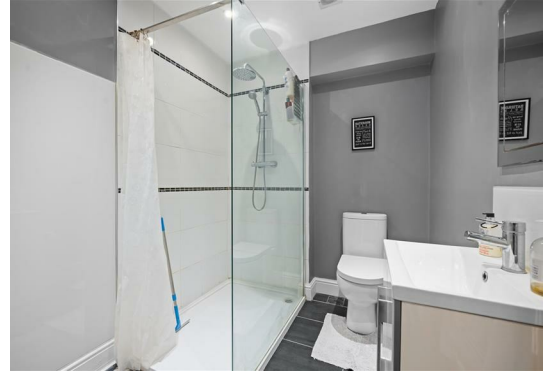
A substantial sized garden with a large paved patio, outside tap and lighting, raised planters and step to the lawned area. A second paved patio area for late afternoon sun, detached timber shed.

SUMMERHOUSE

Double glazed French patio doors to the front, power and lighting, inset spotlights, wooden flooring, double glazed window to front.

FRONTAGE

A block paved driveway for multi vehicle parking, security lighting.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Good	Poor	Very environmentally friendly - lower CO ₂ emissions	Good	Poor
(91-100) A			(91-100) A		
(81-90) B			(81-90) B		
(71-80) C			(71-80) C		
(61-70) D			(61-70) D		
(51-60) E			(51-60) E		
(41-50) F			(41-50) F		
(31-40) G			(31-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
74		80			
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.