

Westmount Estates



Castlewood Drive, London, SE9 1NF

Asking Price £525,000

Offered to market with no onward chain comes this THREE bedroom end of terraced family home. Situated on this ever popular road and just short walk to local shops and Castle wood. Internally the accommodation comprises of an open plan living kitchen and dining room, utility room and downstairs w/c. To the first floor there are three well appointed bedrooms and a family bathroom. The garden to the rear is private with a rear access to additional parking and a detached garage. Greenwich council tax band D. EPC rating D.

ENTRANCE

A UPVC double glazed door with a frosted glass insert to the enclosed entrance porch.

ENTRANCE PORCH

A wooden front door with a frosted glass insert to the lounge.

LOUNGE



A double glazed leaded light frosted glass window to side, double glazed bay window to front, stairs to first floor, laminate flooring, radiator, a feature cast iron gas coal effect fire with tiled insert and wooden mantle, inset spotlights, centre light point, archway to dining area.

DINING AREA



Tiled fireplace, laminate flooring, radiator, display dresser into the chimney recess, inset spotlights, open to the kitchen.

FITTED KITCHEN



A modern fitted kitchen with a range of eye and base units, roll top work surface, built in oven, four ring halogen hob with extractor fan over, one and half sink unit with stainless steel drainer and mixer taps, double glazed window to rear, inset spotlights, vinyl flooring,

UTILITY ROOM

A range of eye units, single sink unit with a stainless steel drainer and mixer taps, plumbing for a washing machine and space for a tumble dryer, wall mounted boiler, laminate flooring, double glazed UPVC door for access to the garden, double glazed window to rear, door to w/c.

DOWNSTAIRS W.C

A low flush w/c, suspended wash hand basin with tiled surround, casement frosted window to side, tiled flooring, centre light point.

LANDING

A dog-leg staircase to the first floor, double glazed frosted window to side, access to loft via hatch, inset spotlights.

BEDROOM ONE



A double glazed bay window to front, radiator, a feature tiled fireplace with a wooden mantle, centre light point.

BEDROOM TWO



A double glazed window to rear, radiator, L shaped fitted wardrobes with display shelving, radiator.

BEDROOM THREE

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

BATHROOM



A three piece suite comprising a walk in fixed and detachable head power shower double width glass screen, vanity wash hand basin, low flush w/c, half wood panelled walls, vinyl flooring, towel rail radiator, dual aspect double glazed frosted windows to side and rear, extractor fan, three way centre light point.

REAR GARDEN



A side access via a lockable wrought iron gate, outside tap and security lighting, paved patio area, laid to lawn with an abundance of mature shrubs and flower borders, a block paved driveway to the rear with wrought iron gates via an access alley.

DETACHED GARAGE

A detached garage with up and over door, personal door for access to the garden.

FRONTAGE

A brick retaining wall with steps to the main entrance, block paved patio and raised shrubs area, access to the side via a wrought iron gate.

Floor Plan



Castlewood Drive, SE9

Approximate Gross Internal Area = 916 sq ft / 85.1 sq m

Garage Area = 154 sq ft / 14.3 sq m

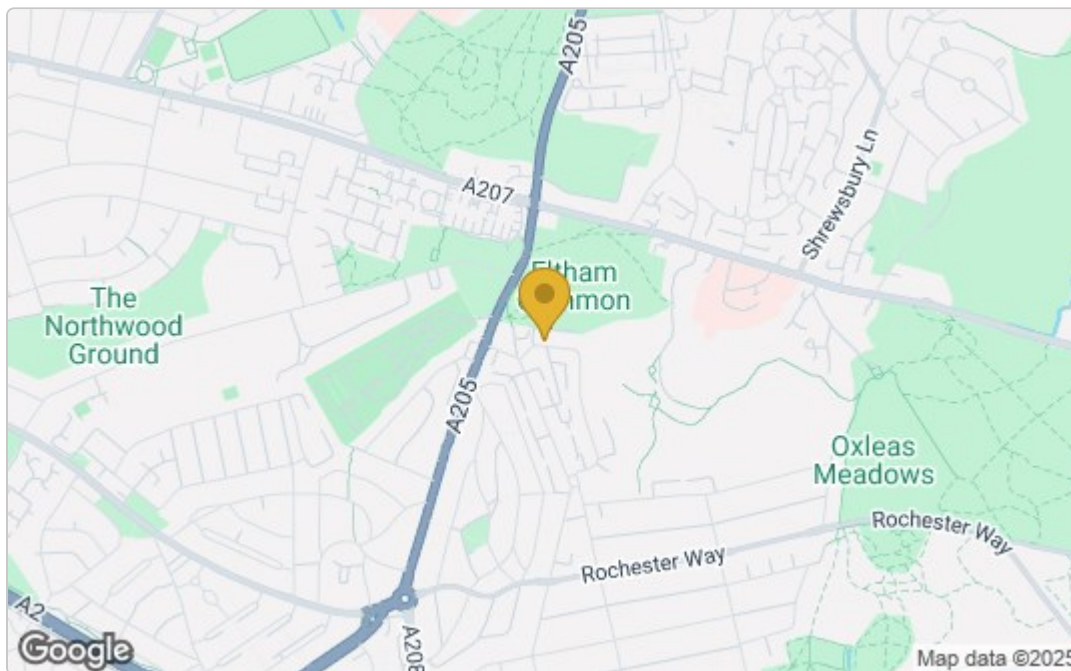
Approximate Total Area = 1051 sq ft / 97.7 sq m



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.


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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>65</p>	<p>88</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
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