

Westmount Estates



Greenvale Road, London, SE9 1PD

Asking Price £825,000

Situated on this ever popular tree lined road within the heart of Eltham Park. Internally the property boasts a lounge, open plan modern kitchen and reception room, utility room and downstairs bathroom with a half brick conservatory to the rear. To the first floor there are FOUR well appointed bedrooms and a family bathroom. The garden to the rear is of a southerly aspect with side access to a block paved driveway for off road multi vehicle's. Located within close proximity to Eltham mainline station and Gordon school and with the added benefit of being an end of terraced home an internal viewing is recommended. Greenwich council tax band E. EPC rating tba.

ENTRANCE

A wooden door with stained glass leaded light insert to the entrance hall.

ENTRANCE HALL

L shaped hallway, stairs to first floor, bespoke radiator, dado rail, ornate coved cornice, ornate centre ceiling rose, centre light point, wooden flooring.

LOUNGE 16'9" x 13'2" (5.11 x 4.02)



A double glazed bay window to front, a cast iron feature fireplace with marble effect hearth and wooden mantle, radiator, picture rail, ornate coved cornice, centre light point.

SECOND RECEPTION ROOM 23'4" x 14'0" (7.12 x 4.27)



Open to the kitchen, a feature cast iron fireplace with slate hearth and wooden mantle, wooden flooring, double glazed patio doors for access to the conservatory, radiator, picture rail, coved ceiling, centre light point.

FITTED KITCHEN



A range of eye and base units, wooden work surface, built in double oven, space for a free standing fridge freezer, five ring gas hob with and extractor fan over, tiled surround, wooden flooring, integrated dishwasher, single sink unit with drainer and mixer taps, double glazed window to rear, two down lights, two way centre spotlight, dado rail, coved cornice door to an inner lobby.

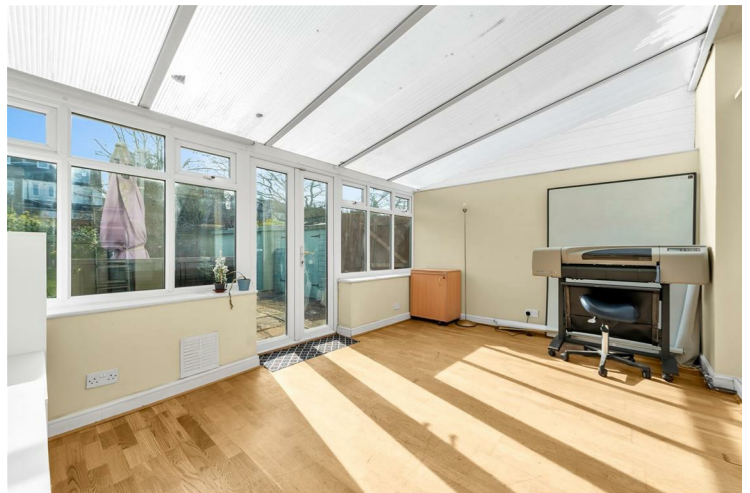
INNER LOBBY/ UTILITY 7'7" x 4'3" (2.32 x 1.32)

Wood flooring, door for access to the conservatory, plumbing for washing machine, wall mounted units, wooden work surface, door to downstairs w/c.

DOWNSTAIRS BATHROOM 7'7" x 4'11" (2.32 x 1.52)

A low flush w/c, walk in wall mounted power shower with glass screen, tiled walls, double glazed frosted window to rear, vanity wash hand basin, tiled flooring, inset spotlights.

CONSERVATORY 15'2" x 9'10" (4.64 x 3.00)



Half brick and half double glazed conservatory, French patio doors for access to the garden, wooden flooring.

LANDING

A dog-leg staircase to first access to loft via hatch, coved ceiling, centre light point.

BEDROOM ONE 13'4" x 13'0" (4.07 x 3.97)



A double glazed bay window to front, radiator, dado rail, ornate coved cornice, centre light point.

BEDROOM TWO 13'8" x 9'10" (4.17 x 3.00)



A double glazed window to rear, radiator, laminate flooring, coved ceiling, centre light point.

BEDROOM THREE 11'3" x 9'10" (3.44 x 3.00)



A double glazed window to front, coved ceiling, centre light point, radiator.

BEDROOM FOUR 10'5" x 7'9" (3.19 x 2.38)



A double glazed window to rear, radiator, laminate flooring, centre light point.

BATHROOM 7'10" x 4'8" (2.4 x 1.43)



A three piece suite comprising panel enclosed bath with mixer taps, concealed low flush w/c, vanity wash hand basin, half tiled walls, laminate flooring, towel rail radiator, double glazed frosted window to rear, coved ceiling, centre light point.

REAR GARDEN 78'10" x 23'9" (24.05 x 7.25)



A southerly aspect with a paved patio area, laid to lawn, two storage sheds, outside tap and lighting, additional decking area, access to side via a lockable gate.

FRONTAGE

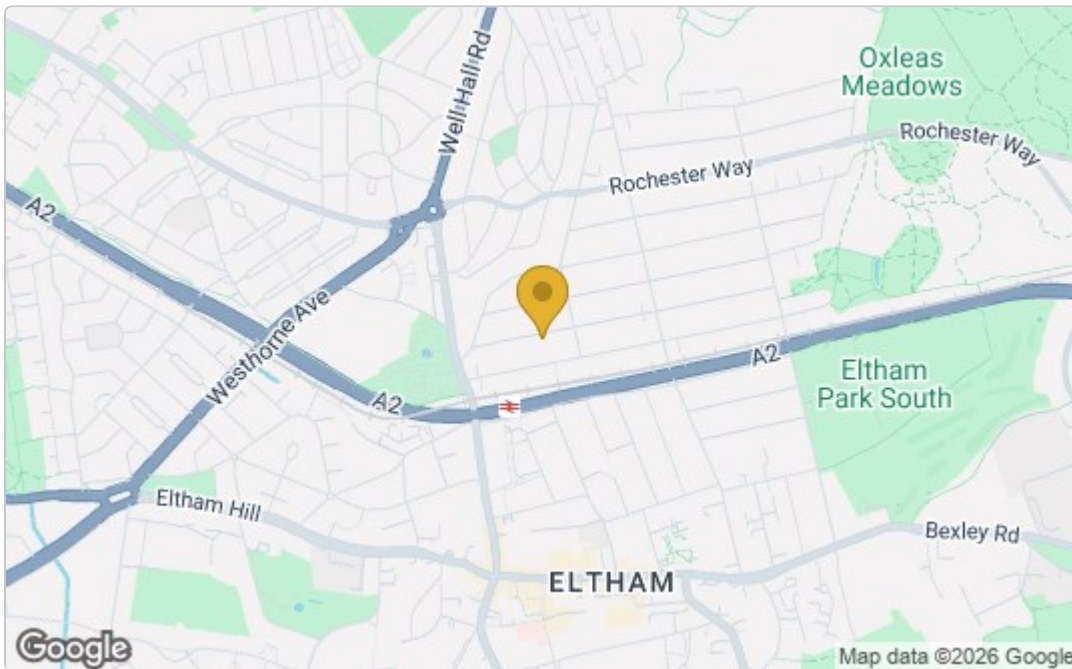
A block paved driveway for multi vehicle parking. Side access via a share driveway.

Floor Plan



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