Westmount Estates









Castlewood Drive, Eltham, SE9 1NE

Asking Price £475,000

Located on this sought after road within Eltham SE9 is this much loved TWO bedroom semi detached family home. Internally the property is arranged to provide: front reception room and open plan kitchen/diner to the ground floor with TWO bedrooms and bathroom to the first floor. The the rear of the property is a well stocked mature private garden which backs directly onto Oxleas Woods. Owned by the same family since 1967. The property boasts far reaching views from the front room across towards the gap on Castlewood Drive and South London. Freehold. Council tax Greenwich band D. EPC rating D.

ENTRANCE HALL



Wooden entrance door with opaque window, centre light point, picture rail, double glazed bay window to side with opaque glass, carpeted stairs to first floor level, radiator, parquet flooring.

RECEPTION ROOM



Double glazed bay window to front, centre light point, cast iron feature fireplace with wooden mantelpiece over, radiator, carpet as laid.

DINING ROOM



Double glazed window to rear, under stair storage cupboard, centre light point, radiator, vinyl flooring, double glazed window to rear overlooking garden

KITCHEN AREA



Fitted with a range of base units with wooden worksurface over, stainless steel sink and drainer with mixer tap, double glazed window to side, wall mounted boiler, space for cooker, space for undercounter washing machine, vinyl flooring.

INTERNAL LOBBY

Glazed panelled door side leading to garden, double glazed frosted window to side, space for storage shelving/pantry area, vinyl flooring.

FIRST FLOOR LANDING

Access to loft, built in storage cupboard, picture rail, doors to all rooms, carpet as laid.

BEDROOM ONE



Double glazed bay window to front, centre light point, built in storage cupboard, radiator, carpet as laid.

BEDROOM TWO



Double glazed window to rear, centre light point, built in storage cupboard, radiator, carpet as laid

BATHROOM



Frosted double glazed window to rear, three-piece suite comprising panelled bath with wall mounted power and curtain, pedestal wash hand basin with mixer taps and low-level flash W.C. Centre light point, partly tiled walls, heated towel rail, vinyl flooring.

REAR GARDEN



Sloping up to Oxleas Woods, mainly laid to lawn with mature tree and shrub borders side access, outside tap.

FRONT GARDEN

Winding pathway up to front door with mature shrub borders.

DRONE ONE



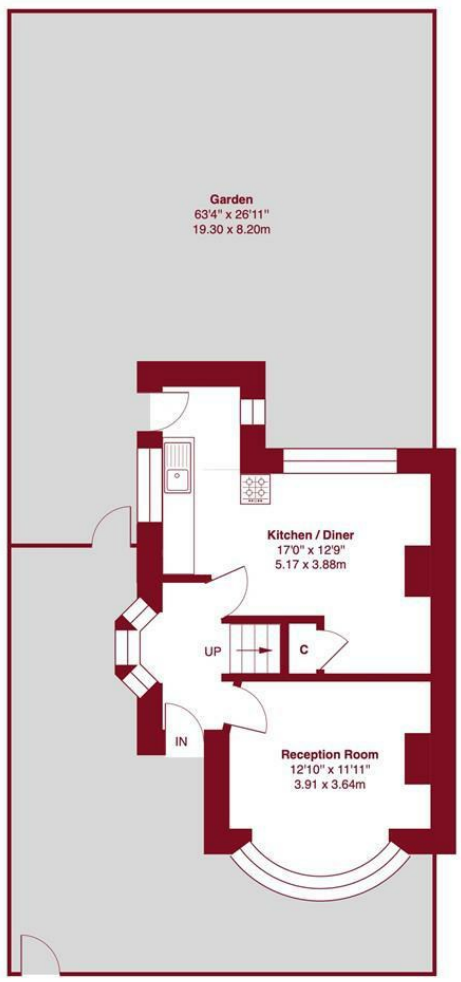
DRONE TWO

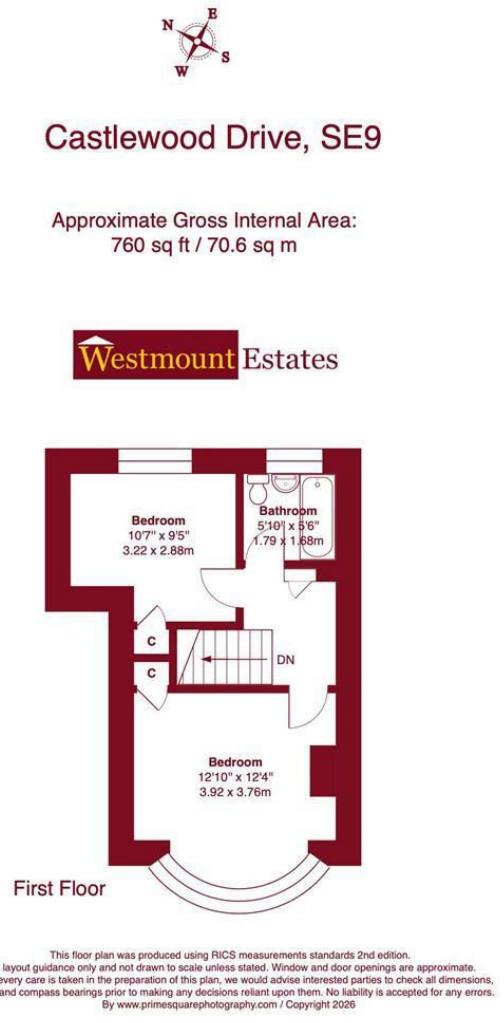


SIDE NOTE

The property has previously suffered subsidence however this has now been rectified with a certificate of structural adequacy.

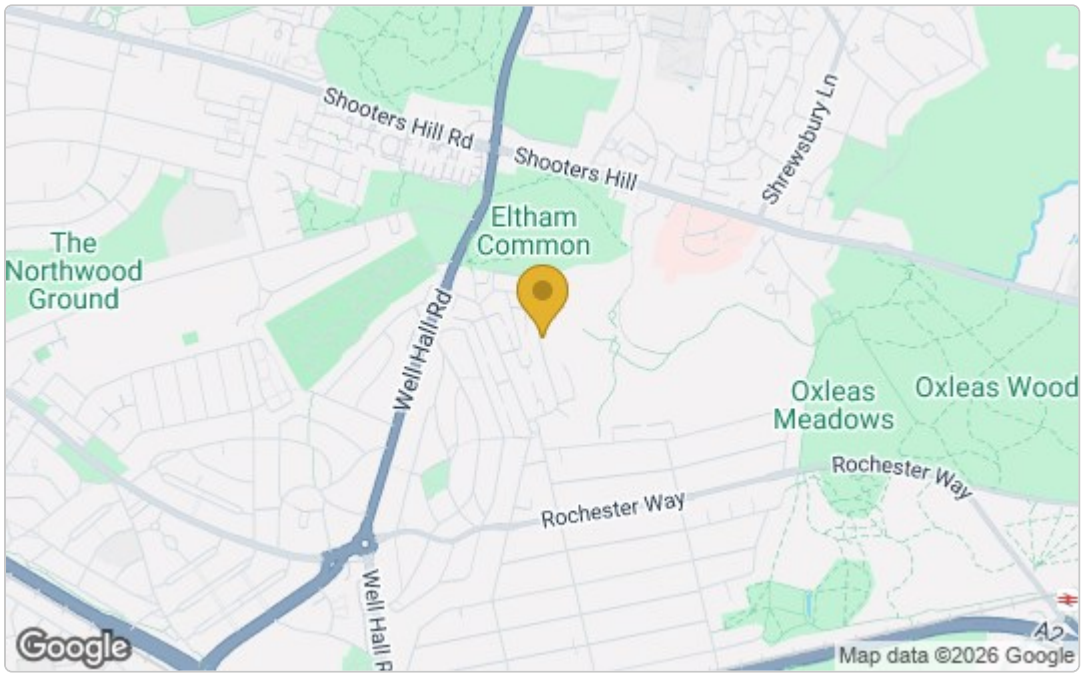
Floor Plan



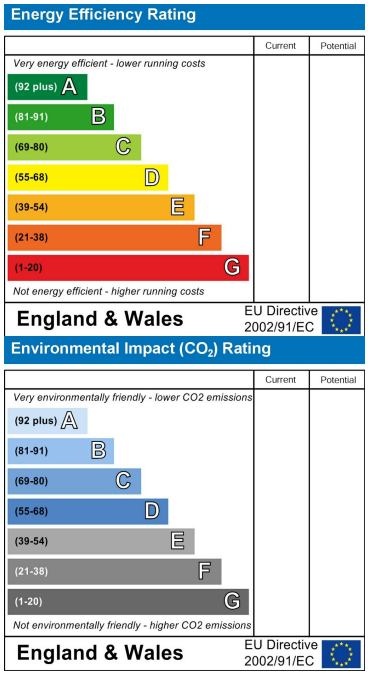


This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, 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



Energy Efficiency Graph



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