Westmount Estates









Prince Rupert Road, London, SE9 1LS

Asking Price £475,000

GUIDE PRICE £475,000 to £499,995. Situated within the heart of the Progress Estates and offered to market with no onward chain. Westmount Estates have pleasure in offering this extended three bedroom period family home. Internally the accommodation comprises to the ground floor of a large open plan lounge, extended fully integrated fitted kitchen, three piece bathroom suite. To the first floor there are three well appointed bedrooms. The garden to the rear is private with side access to the front. Greenwich council tax band D. EPC rating C.

ENTRANCE
An original door with frosted glass insert to entrance hall.

ENTRANCE HALL
Stairs to first floor, radiator, centre light point.

LOUNGE



A double glazed bay leaded light window to front and side, a feature gas coal effect fire with wooden mantle and tiled hearth, coved ceiling, centre light point. door to under stairs storage area, laminate flooring, second centre light point, doorway to the kitchen.

FITTED KITCHEN



Fitted with a range of eye and base units, Granite work surface with one and a half sink unit with mixer taps, double glazed leaded light window to rear and side, double glazed French patio doors to the garden. inset spotlights, built in double oven, four ring hob with Granite splashback and extractor fan over, integrated dishwasher, plumbing for washing machine, tiled flooring with under floor heating, space for an American style fridge freezer.

LOBBY AREA
Door for storage, door to the bathroom.

DOWNSTAIRS BATHROOM



A three piece suite comprising a corner Jacuzzi bath with a wall mounted shower and screen over, vanity wash hand basin, low flush w/c,. tiled walls, towel rail radiator, extractor fan, inset spotlights.

LANDING
Stairs to first floor, access to loft via hatch, skylight for additional lighting. Centre light point.

BEDROOM



A double glazed window to front, laminate flooring, built in wardrobes, radiator, centre light point.

BEDROOM TWO



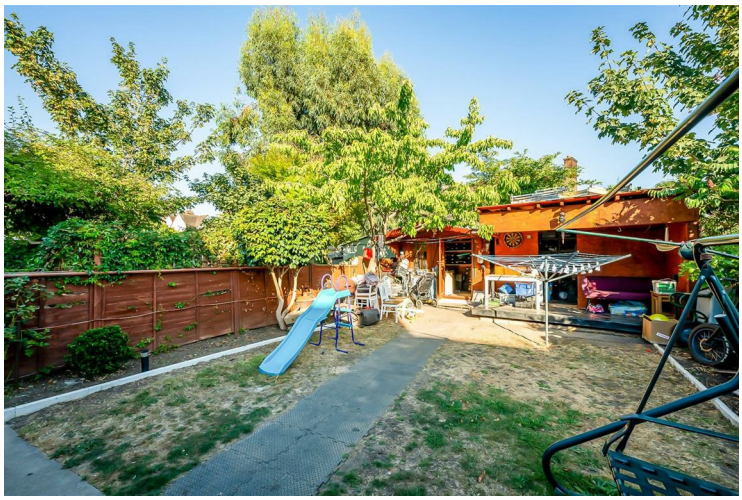
A double glazed leaded light window to rear, laminate flooring, under floor heating, centre light point.

BEDROOM THREE



Double glazed leaded light window to rear, radiator, centre light point.

REAR GARDEN

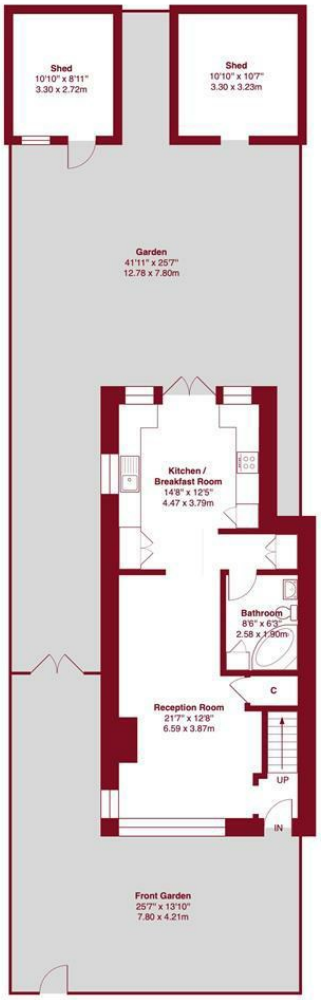


A paved patio area, laid to lawn, outside tap and lighting, detached timber shed, side access via a lockable gate.

FRONT GARDEN

A picket fence laid to lawn with mature rose garden, pathway to front door.

Floor Plan

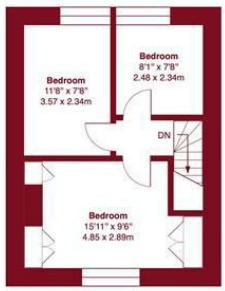


Ground Floor

Prince Rupert Road, SE9

Approximate Gross Internal Area:
1101 sq ft / 102.3 sq m

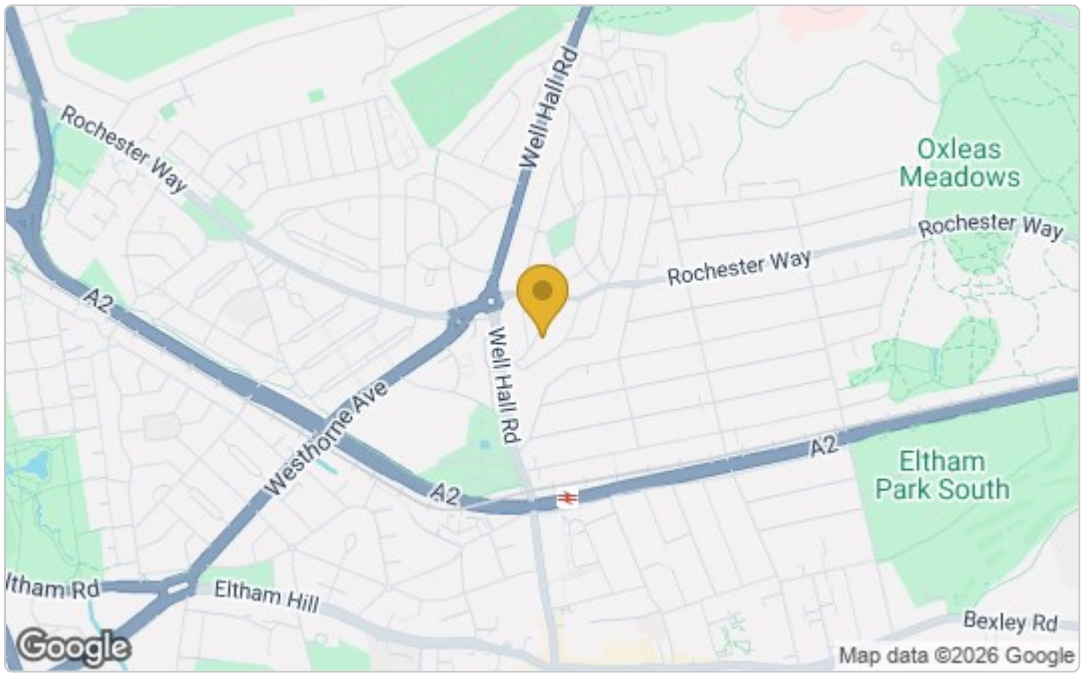
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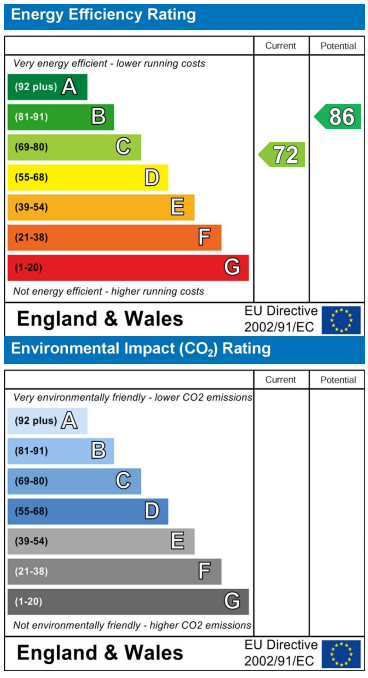
First Floor

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



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.

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