

Westmount Estates



Greenholm Road, London, SE9 1UH

Asking Price £1,100,000

Situated on this ever popular tree lined road within the heart of Eltham Park and just short walk to Eltham High Street. Westmount Estates have pleasure in offering this FOUR bedroom double fronted 'Corbett' family home. Internally the property boasts spacious living accommodation with two separate reception rooms, kitchen, and wet room to the ground floor. Four well appointed bedrooms and family bathroom to the first floor. To the rear there is a walled extremely well stocked rear garden. Other benefits include a dry cellar and many original features to include cast iron fireplaces and ornate coved cornice work. Greenwich council tax band F. EPC rating tbc.

ENTRANCE

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

ENTRANCE HALL



Stairs to first floor, laminate flooring, radiator, picture rail, ornate coved cornice, centre light point, door way to the inner lobby.

INNER LOBBY AREA

A double glazed UPVC door for access to the garden, door to the cellar.

CELLAR

Stairs to a dry cellar with storage space, meter points and power and lighting.

LOUNGE



A double glazed bay window to front, two radiators, a feature open cast iron fire with marble surround and tiled insert, wooden mantle and tiled hearth, picture rail, ornate coved cornice, centre light point.

SECOND RECEPTION



A double glazed bay window to front, two radiators, a feature open cast iron fireplace with tiled insert, marble surround and mantle, laminate flooring, picture rail, ornate coved cornice, centre light point, archway to the kitchen.

FITTED KITCHEN



A fitted kitchen with a range of eye and base units, roll top work surface, one and a half sink units with mixer taps, built in oven, four ring hob with extractor fan over, tiled surround, double glazed window to rear, plumbing for washing machine, space for a fridge freezer, radiator, coved cornice, centre light point.

WET ROOM



A wall mounted electric shower, tiled surround, vanity wash hand basin, low flush w/c, sash window to rear, frosted casement window to rear, wall mounted boiler, centre light point.

LANDING

A dog-leg staircase to a half landing with a stained glass leaded light window to rear, radiator, stairs to a full landing with stripped wooden flooring, centre light point.

BEDROOM ONE



A double glazed bay and second double glazed window to front, cast iron fireplace with tiled hearth, marble surround and mantle, built in wardrobe with storage cupboards above, two radiators, stripped wooden flooring, picture rail, coved ceiling, centre light point.

BEDROOM TWO



A double glazed bay window to front, a feature cast iron fireplace with wooden mantle, built in wardrobe, stripped flooring, radiator, picture rail, ornate coved cornice, centre light point.

BEDROOM THREE



A sash window to rear, a feature cast iron fireplace with wooden mantle, radiator, built in wardrobe, picture rail, centre light point.

BEDROOM FOUR



A sash window to rear, radiator, centre light point.

FAMILY BATHROOM ()



A three piece suite comprising panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low flush w/c, half tiled walls, frosted sash window to rear, access to loft via hatch, centre light point.

REAR GARDEN

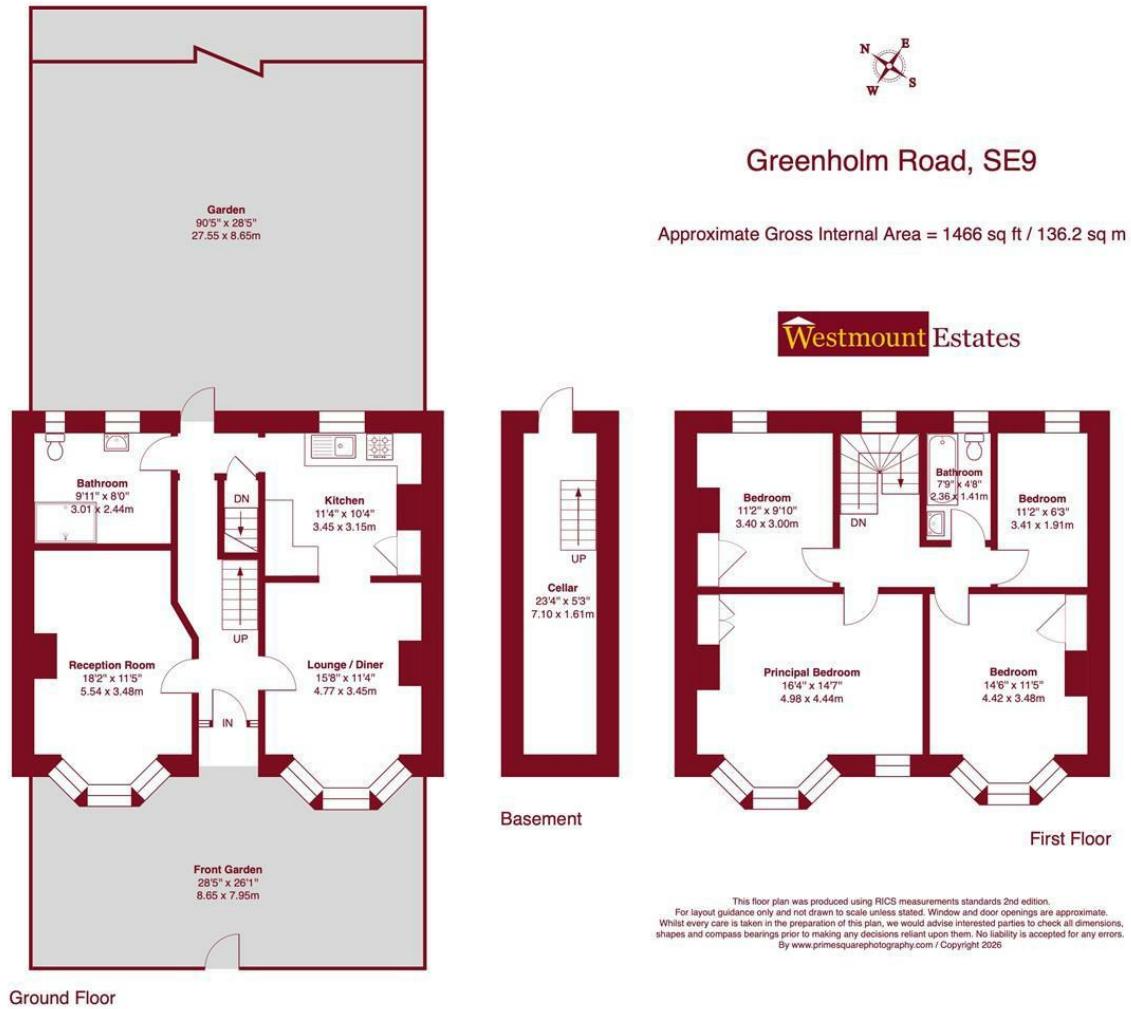


A beautifully kept rear garden which is walled to three side. A block paved patio area, outside tap. Laid to lawn with an abundance of mature shrubs and flower borders to include mature camellia's throughout the garden.

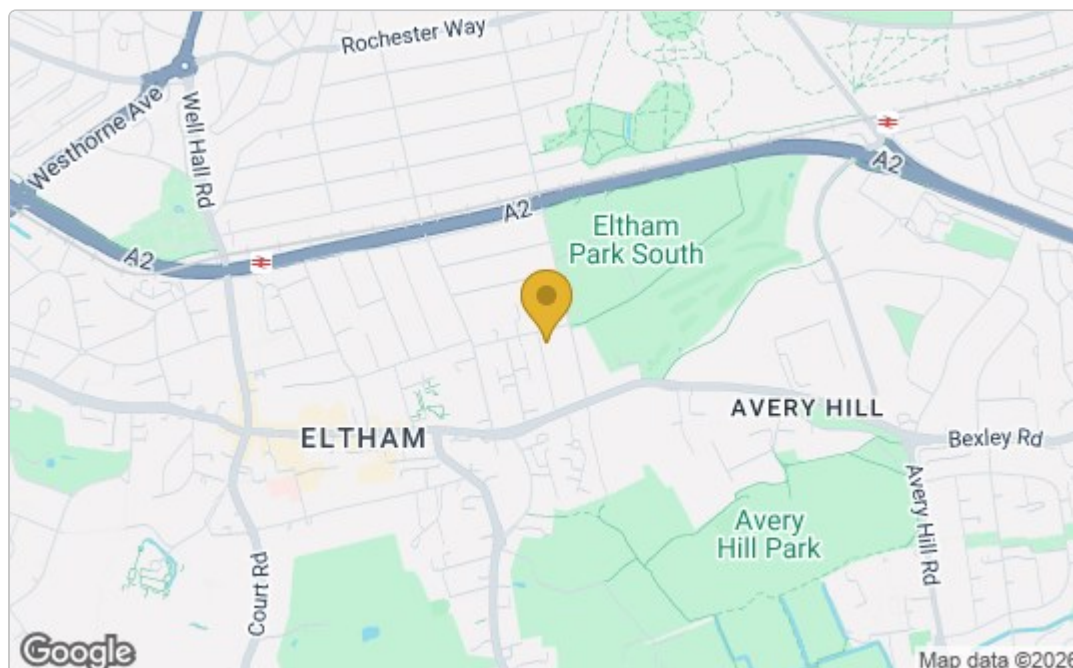
FRONTAGE

A walled and wrought iron railings frontage, wrought iron gate to a pathway to the entrance, mature shrubs and flower boarders.

Floor Plan



Area Map



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 			

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