

# Westmount Estates



## Oakways, London, SE9 2PA Asking Price £520,000

Freehold No Onward Chain

Westmount Estates are pleased to offer this beautifully modernised three-bedroom terraced house, set on a quiet cul-de-sac on the ever-popular Oakways in Eltham — perfectly positioned for families seeking space, outstanding schools, and excellent transport links.

This stylish freehold home has been comprehensively updated, with the heating, plumbing and electrical systems all renewed during recent renovations. The bright and well-balanced accommodation comprises a welcoming through-lounge, a modern kitchen with granite worktops and integrated appliances (2020), three well proportioned bedrooms, and a contemporary family bathroom. The property further benefits from a garage en bloc and is offered with no onward chain.

The location is exceptional. St Mary's Catholic Primary School (OFSTED Outstanding) is just a 3-minute walk (300m), with Eltham Church of England Primary, Gordon Primary, St Thomas More Comprehensive and Stationers' Crown Woods Academy all within easy walking distance. Eltham High Street and the independent cafés and shops of Westmount Road are close by. Commuters are superbly served: Eltham Station (Zone 4) is a 13-minute walk, with direct trains to London Bridge in as little as 19 minutes, plus services to Cannon Street, Charing Cross and Victoria.

EPC Rating: D Council Tax Band: D

## ENCLOSED ENTRANCE PORCH

UPVC double glazed entrance door, double glazed window to side, laminate flooring, built in storage cupboard, door to lounge.

## LOUNGE



Large double glazed window to front flooding the room with natural light, laminate flooring, radiator, inset spotlights. Feature gas fire with marble hearth, tiled surround and wooden mantelpiece. Stairs to the first floor with a large built-in under stairs storage cupboard with space and plumbing for washing machine and dryer. Open plan access to dining room.

## DINING ROOM



Laminate flooring, double glazed French patio doors opening onto the garden with double glazed windows either side. Radiator, open-plan access to the kitchen.

## KITCHEN



Modern fitted kitchen with granite work surfaces, sunken butler sink with mixer taps and integrated drainer, breakfast bar, built in oven, induction hob with extractor fan, integrated fridge freezer and dishwasher. Double glazed window to rear, inset spotlights, laminate flooring,

## LANDING

Stairs to first floor, access to loft via hatch, cupboard housing new wall mounted boiler and airing space.

## BEDROOM ONE



Double glazed window to the front, radiator, extensive range of fitted wardrobes to one wall.

## BEDROOM TWO



Double glazed window to the rear, radiator, fitted wardrobes to one wall.

## BEDROOM THREE



Double glazed window to the front, radiator, built in wardrobe over stairwell.

## FAMILY BATHROOM



A three piece suite comprising panel enclosed bath with mixer taps and shower attachment, fixed and detached shower head with glass screen, vanity wash hand basin, low flush W/C, heated towel rail, frosted double glazed window to the rear, half tiled walls, inset spotlights, shaver point, tiled flooring and heated backlit mirror.

## REAR GARDEN



Paved patio area with outside tap and lighting - ideal for summer entertaining. Raised brick retaining wall to a lawn area with mature shrubs Pathway to the rear leading to a detached timber shed and rear access.

## FRONTAGE

Laid to lawn with pathway to the entrance porch.

## GARAGE

Garage en block with an up and over door.

# Floor Plan

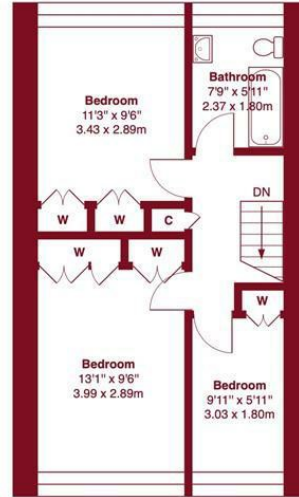


Ground Floor



## Oakways SE9

Approximate Gross Internal Area:  
899 sq ft / 83.5 sq m

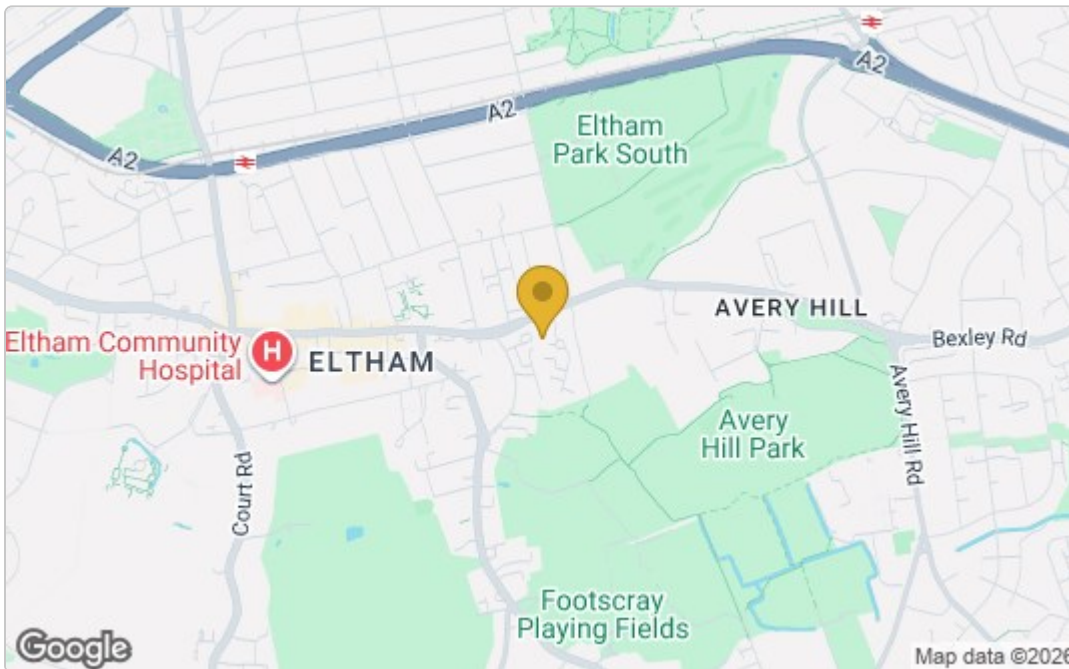


First Floor

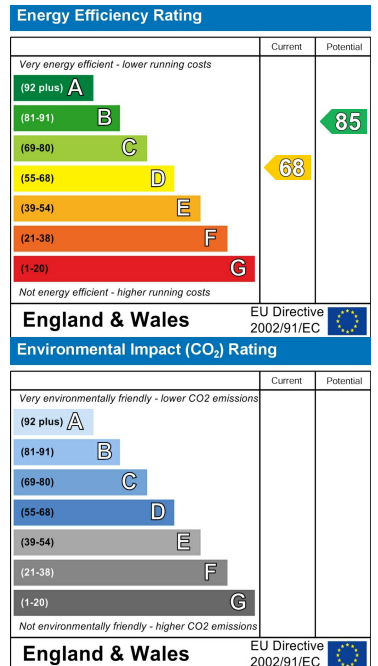


This floor plan was produced using RICS measurements standards 2nd edition.  
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.  
While every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,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