Westmount Estates









Eltham Park Gardens, Eltham, SE9 1AP

## Asking Price £999,950

Occupying a sought-after position on one of the Corbett Estate's most desirable roads, in the heart of Eltham, is this substantial five-bedroom semi-detached family home. Having been tastefully updated by the current owners during their tenure, the property offers generously proportioned accommodation, complemented by a warm and welcoming feel throughout. The ground floor comprises an impressive entrance hall, a bay-fronted reception room, a further rear reception room, spacious kitchen/diner, separate utility room with WC and a useful cellar. To the first floor are five well-proportioned bedrooms with the master bedroom boasting an en-suite shower room and a family bathroom. Ideally located just moments from the vibrant Westmount Parade, with its selection of independent shops and businesses, the property is also within easy reach of the open green spaces of Eltham Park South, Eltham mainline station, providing regular and convenient services into Central London, and a number of highly regarded local primary schools. An excellent opportunity to acquire a substantial family home in this popular residential location. Viewing is strictly by appointment.

Freehold, Awaiting EPC, Council Tax: Royal Borough of Greenwich – Band F.

## ENTRANCE HALL



Wooden entrance door with opaque windows to either side, additional opaque window to side of entrance hall, double glazed window to front. Carpeted stairs to first floor level, under stairs storage cupboard. Column radiator, centre light point, picture rail, stripped wooden floorboards.

## FRONT RECEPTION ROOM



Double glazed Bay window to front, centre light point with ornate ceiling rose, coving to ceiling, picture rail, wooden mantelpiece, stripped wooden floorboards.

## REAR RECEPTION ROOM



Leaded light double doors to rear leading directly onto decked patio area, centre light point with ornate ceiling rose, coving to ceiling, picture rail, wooden mantle piece, carpet as laid.

## KITCHEN/DINER



Fitted with a matching range of wall and base units with wooden works surfaces. One and a half bowl ceramic sink and drainer with swan neck mixer tap. Two built-in under counter Neff ovens with five ring Bosch range hob over and stainless steel Neff extractor hood over. Integrated dishwasher, space for freestanding fridge freezer. Double glazed double doors to rear leading to garden, double glazed window to rear overlooking rear garden. Two centre light points, picture rail, column radiator, access to cellar, Kardean flooring.

## UTILITY ROOM

Fitted base units with stainless steel sink and drainer over, space for stacked washing machine and tumble dryer, two opaque window to side, heated towel rail, low-level flush W.C., inset ceiling spotlights, laminate flooring

## BUTTERFLY LANDING

Centre light point, Velux window, built-in bookshelf, access to loft, picture rail, carpet as laid.

## BEDROOM ONE



Double glazed bay window to front, centre light point with ceiling rose, built in wardrobes to both alcoves, picture rail, column radiator, carpet as laid.

## ENSUITE SHOWER ROOM



Walk in shower cubicle with glass screen, vanity wash hand basin with mixer tap and low-level flush W.C. Inset ceiling spotlights, partly tiled walls, vinyl flooring.

## BEDROOM TWO



Double glazed window to rear, centre light point, picture rail, radiator, carpet as laid.

## BEDROOM THREE



Double glazed window to rear, coving to ceiling, centre light point, radiator, carpet as laid.

## BEDROOM FOUR




Double glazed window to front, centre light point, picture rail, radiator, carpet as laid.

## BEDROOM FIVE/STUDY



Double glazed window to rear, centre light point, picture rail, radiator, carpet as laid.

## FAMILY BATHROOM



Fitted with a three-piece suite comprising of a clawfoot bath with central telephone style mixer tap and shower over with glass shower screen, pedestal wash hand basin and low-level flush W.C. Two opaque double glazed windows to side. Centre light point, picture rail, dado rail, partly tiled walls, heated towel rail, vinyl flooring.

## REAR GARDEN

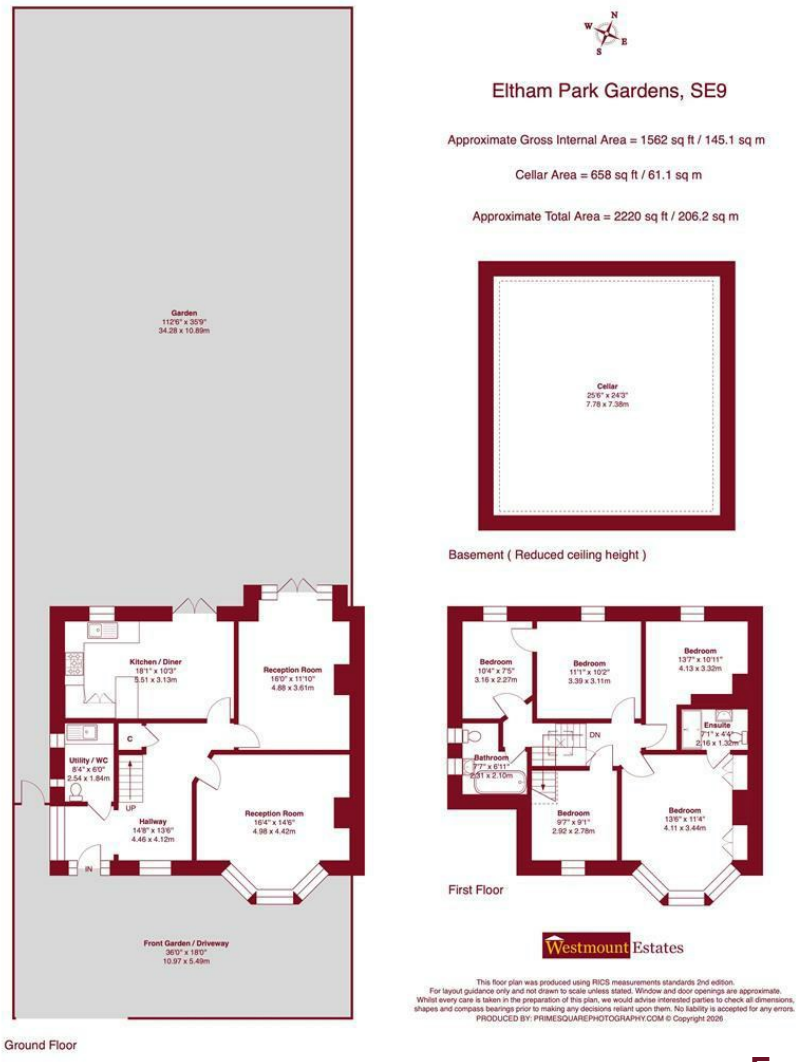


Composite decked patio area with steps down to the main garden which is mainly laid to lawn with flower and shrub borders, mature trees, shed with power and light, rear patio area.

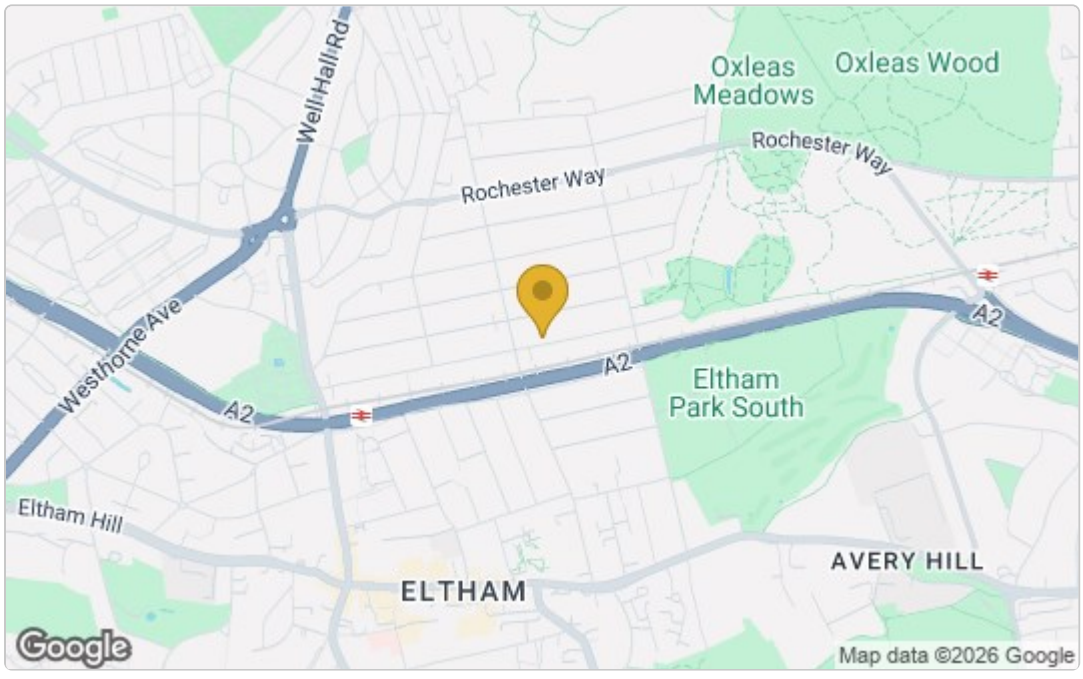
## FRONT GARDEN

Off street parking for two vehicles, flower and shrub borders with ornate stones.

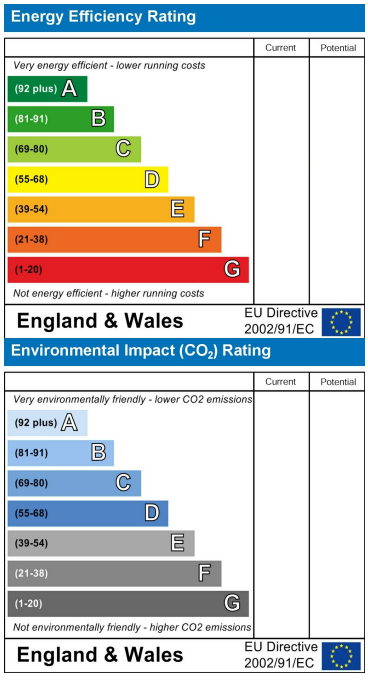
# Floor Plan




## 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.

124 Westmount Road, Eltham, London, SE9 1UT
**Tel:** 020 8859 0101 **Email:** info@westmountestates.co.uk www.westmountestates.co.uk