

Westmount Estates



Well Hall Road, London, SE9 6UE

Asking Price £575,000

Beautifully presented throughout and worthy of your immediate attention is this THREE BEDROOM end of terrace house set upon the ever popular and sought after progress estate built circa 1915. Arranged to provide: reception room, extended kitchen/dining room with recently fitted kitchen, conservatory, THREE BEDROOMS and a stunning bathroom with three piece suite. The property is presented in excellent decorative condition throughout and benefits from double glazed windows with bespoke window shutters, spacious reception room with dual aspect windows, an extended kitchen/diner with shaker style kitchen with integrated appliances. Located approx 0.6 miles to Eltham mainline train station boasting a frequent service to and from central London including London Bridge, Waterloo East, Charing Cross and Victoria. Viewing by appointment only, EPC rating D. Greenwich council tax band D.

ENTRANCE HALL

UPVC entrance door, storage cupboard with draws above, laminate flooring, carpeted stairs to first floor landing.

RECEPTION ROOM 16'1" x 12'8" (4.91 x 3.88)



A dual aspect room with double glazed window to front and side both with bespoke window shutters, centre light, picture rail, radiator, laminate flooring.

KITCHEN DINER 16'1" x 10'6" (4.91 x 3.21)



A modern fitted kitchen comprising: matching range of wall and base units with worktop over, butler sink with copper mixer tap. Built in double oven, microwave and four ring gas hob with extractor hood over. Integrated fridge freezer. Inset ceiling spot lights along with a centre light and lights over the breakfast bar. Breakfast bar. Double glazed French patio doors to rear garden, double glazed French patio doors to conservatory, tall radiator, laminate flooring with under floor heating. Built in storage cupboard housing washing machine. Space for a breakfast table.

CONSERVATORY 8'9" x 8'9" (2.69 x 2.67)



Double glazed window units to rear and right hand side with double glazed door to right hand side leading to garden, radiator, laminate flooring.

GROUND FLOOR W.C 4'9" x 2'1" (1.47 x 0.66)

Low level flush W.C with concealed cistern, wash hand basin with mixer tap, centre light, laminate flooring.

FIRST FLOOR LANDING

Sky light, access to loft, centre light, doors to all rooms, carpet as laid.

BEDROOM ONE 10'5" x 9'8" (3.20 x 2.96)



Double glazed window to rear with bespoke window shutters, centre light, picture rail, built in storage cupboard, feature cast iron fire place, radiator, Laminate flooring.

BEDROOM TWO 12'10" x 8'9" (3.92 x 2.67)



Double glazed windows to front and side both with bespoke window shutters, centre light, picture rail, built in storage cupboard, feature cast iron fire place, radiator, laminate flooring.

BEDROOM THREE 9'4" x 6'11" (2.87 x 2.13)



Double glazed windows to rear and side both with bespoke window shutters, centre light, picture rail, radiator, laminate flooring.

BATHROOM 8'3" x 6'11" (2.54 x 2.13)



Fitted with a panelled bath with central mixer tap, shower over and glass screen, double sink vanity unit with mixer

taps and low level flush W.C. Frosted double glazed window to rear,centre light, heated towel rail, partly tiled walls, tiled flooring with under floor heating.

REAR GARDEN



Decked patio area, laid to lawn, path to rear patio, flower and shrub borders, shed, side access.

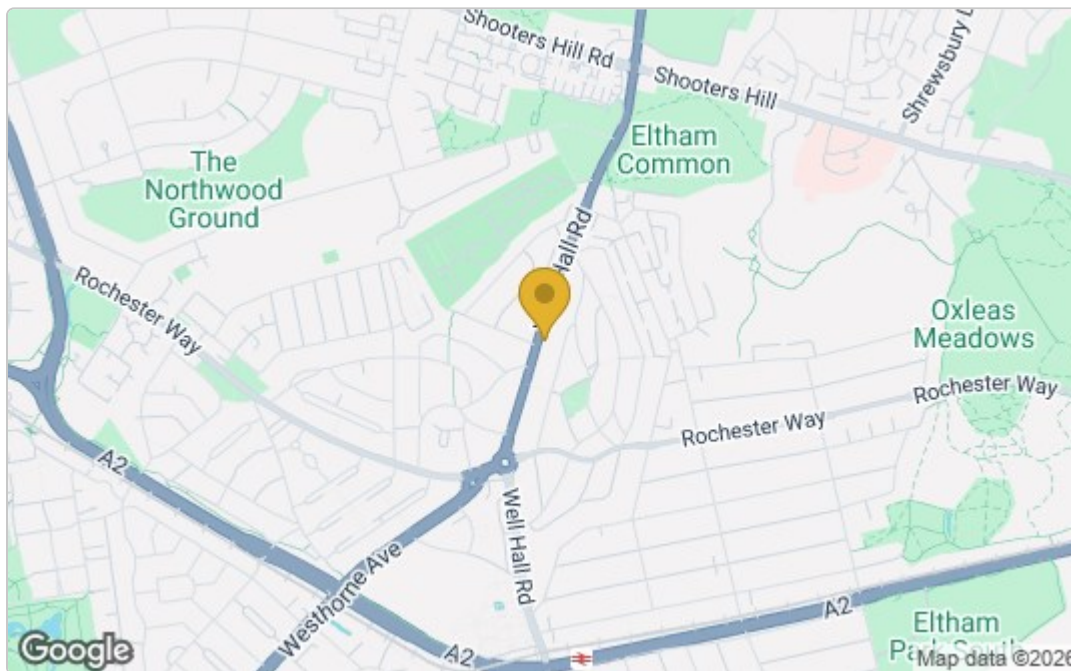
Floor Plan



This plan is 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

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>			81 56
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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