

# Bernard Skinner

62 WESTMOUNT ROAD, ELTHAM SE9 1JE

GUIDE PRICE £775,000





Situated on a corner plot within popular Eltham Park, this is a rare opportunity to purchase a substantial detached bungalow with loft conversion, providing versatile accommodation throughout, comprising 4/5 bedrooms over two floors and two 17' reception rooms along with a sizeable kitchen/breakfast room. With bathrooms on both floors, upvc double glazing and light and airy accommodation, there are some attractive features, such as original internal doors, bay windows front and rear, fireplace to reception 1 and a spacious entrance hall. Offered with no onward chain, the property is set on a plot 60' in width and has well tended gardens front and rear. With off street parking to the front and a driveway via double gates to detached garage to the rear. Situated within a few hundred yards of highly regarded St. Marys RC primary school and a similar distance to a wide variety of shops and cafe's on Westmount Road, with extensive park and woodland nearby at Eltham Parks South and North, with Eltham station around half a mile or so. Why not take a look, we hold keys!



## ENTRANCE PORCH

Upvc double glazed, tiled floor

## ENTRANCE HALL

A spacious area measuring 20' in length, radiator, understairs cupboard, original internal doors, fitted carpet, stairs to first floor.

## RECEPTION 1

17' 6" into bay x 12' 7" widening to 14'4 into recess (5.33m x 3.84m) Upvc bay window to front, two radiators, cast iron fire surround with tiled inset and open hearth, fitted cabinets to recesses, laminate flooring.

## RECEPTION 2

17' 5" x 11' 2" at mid point (5.31m x 3.4m) Upvc bay window to front, two radiators, built in cupboard, fitted carpet.

## KITCHEN

15' 6" x 6' 2" (4.72m x 1.88m) Upvc windows to side and rear, range of fitted wall and base units, space for range cooker, washing machine and dishwasher, stainless steel sink unit, laminate flooring, open plan to:-

## BREAKFAST ROOM

15' x 10' 9" into recess (4.57m x 3.28m) Upvc French doors to the garden, wooden fire surround with gas coal effect fire, centre island with built in storage and breakfast bar, radiator, laminate flooring.



## BEDROOM 1

15' 6" into bay and including wardrobe space x 13' 3" (4.72m x 4.04m) Upvc bay window to rear, range of fitted furniture including wardrobes, chest of drawers and bedside cabinets, radiator, fan/light, fitted carpet.

## STUDY/BEDROOM 4

9' 11" x 7' 11" including wardrobe space (3.02m x 2.41m) Upvc window to side, fitted wardrobe and shelving, radiator, fitted carpet.







### **GROUND FLOOR BATHROOM**

8' 6" x 6' 11" (2.59m x 2.11m) Upvc window to side, roll top bath, shower unit, wash basin, w.c., heated towel rail, tiled floor.

### **FIRST FLOOR**

#### **BEDROOM 2**

13' 7" x 12' 7" at widest points (4.14m x 3.84m) Upvc dormer window to front with window seat, velux window to side, eaves cupboard/wardrobe, radiator, fitted carpet, door to:

#### **JACK AND JILL BATHROOM**

8' 3" at mid point x 7' 7" (2.51m x 2.31m) Velux window to side, small bath with mixer tap and hand shower, pedestal wash basin, w.c, radiator.

#### **BEDROOM 3**

12' 8" into eaves and narrowing to 8'11" x 10' 9" (3.86m x 3.28m) Velux window to side, built in cupboard, loft access, radiator, fitted carpet, door to Jack and Jill bathroom.

#### **PLAYROOM/STUDY/OFFICE**

36' at widest point and into eaves x 6' 5" (10.97m x 1.96m) Three Velux windows, two radiators.

### **GARDEN**

The rear garden measures approximately 60' width at mid point x 40' depth (18.28m x 12.19m), lawned area, paved pathways and patio area,

flower and shrub borders, small wildlife pond and rockery, outside lighting, tap and power, two sheds, summerhouse, gated side access to both sides of the property, one paved sideway measuring approximately 38' x 16' (11.58m x 4.87m).

Double gates lead from Glenlyon Road to a driveway and detached garage to the rear of the property

Garage with electric up and over door and pedestrian door measures approximately 17' 11" x 12' 5" (5.46m x 3.78m) with power and light.

Front garden is terraced and features a variety of shrubs and flowers

Paved parking space to the front of the property.

### **MATERIAL INFORMATION**

TENURE: Freehold

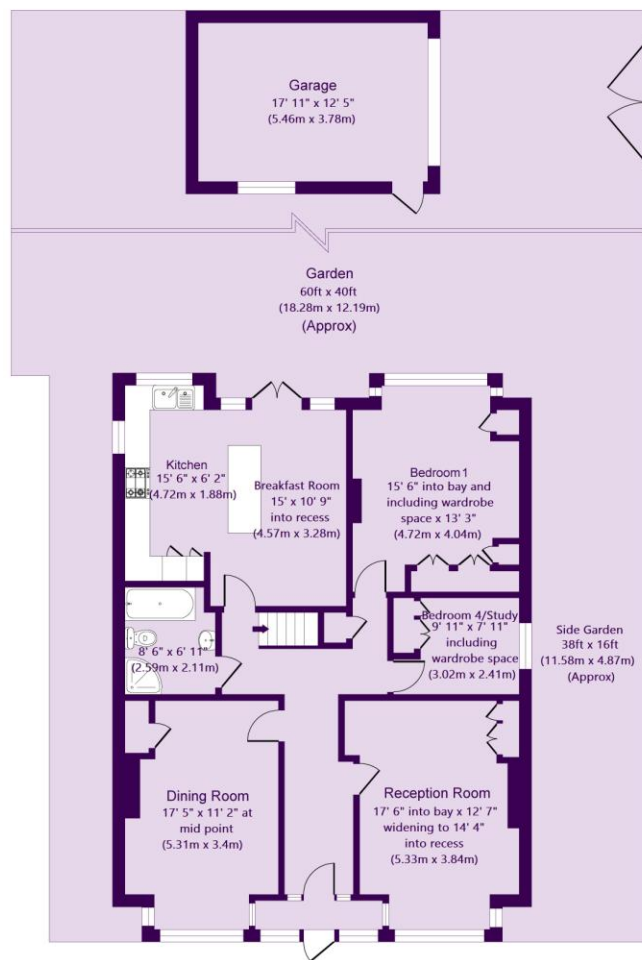
COUNCIL TAX BAND: E - £2,576.07 pa

# Westmount Road, SE9

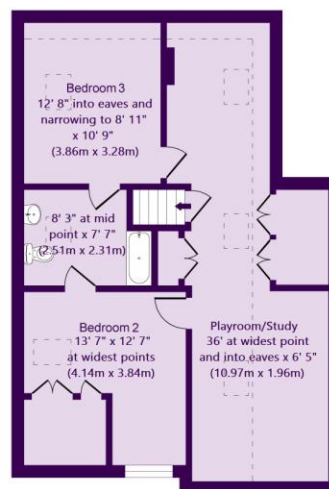
Approx. Internal area: 2102.5 sq. feet (195.3 sq metres)

Garage area: 228.8 sq. feet (21.2 sq metres)

Total area: 2331.3 sq. feet (216.5 sq metres)



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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