

# Westmount Estates



Dunblane Road, London, SE9 6RU

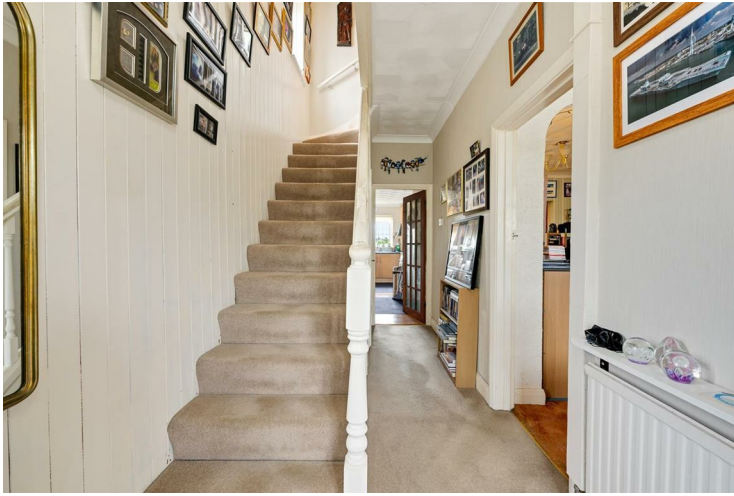
**Asking Price £550,000**

Westmount Estates have pleasure in offering this larger than average THREE bedroom semi detached family home. Internally the accommodation comprises of a large lounge with open aspect to a second reception room. Fitted L shaped kitchen with breakfast room, downstairs w.c. To the first floor there are three well appointed bedrooms and a family bathroom. The garden tot the rear is of southerly aspect and well kept wit the added benefit of a garage to the side and off road parking to the front. Greenwich Council tax band D. EPC rating tbc.

## ENCLOSED ENTRANCE PORCH

A double glazed sliding patio door to and enclosed porch way. A wooden door with multi pained frosted glass insert to the entrance hall.

## ENTRANCE HALL



Stairs to the first floor, double glazed leaded light window to side, radiator, coved ceiling, under stairs storage cupboard,.

## DOWNSTAIRS W.C

A low flush w/c,, corner wash hand basin with tiled surround, extractor fan, inset spotlight.

## LOUNGE



A double glazed leaded light bay window to front, radiator, coved ceiling, centre light point. Archway to the second reception room.

## SECOND RECEPTION ROOM



A double glazed sliding patio door for access to breakfast room, wall mounted gas coal effect fire with marble hearth and wooden mantle.

## L SHAPED KITCHEN



An L shaped fitted kitchen with a range of eye and base units, roll top work surface with space for a free standing fridge freezer and plumbing for a washing machine, space for a free standing oven, one and a half sink unity with stainless steel drainer and mixer taps, double glazed leaded light window to rear, extractor fan, coved ceiling, centre strip light. Open to a breakfast room.

## BREAKFAST ROOM



Open from the kitchen, double glazed patio doors for access to the garden, coved ceiling, centre light point.

## LANDING

A dog-leg staircase to the first floor, double glazed leaded light window to side, access to the loft via hatch.

## BEDROOM ONE



A double glazed window to front, built in wardrobes with dressing table to one wall, radiator, coved ceiling, centre light point.

## BEDROOM TWO



A double glazed window to rear, floor to ceiling wardrobes to one wall, radiator, coved ceiling, centre light point.

## BEDROOM THREE



A double glazed window to front, radiator, coved ceiling, centre light point.

## BATHROOM



A three piece suite comprising panel enclosed bath with a wall mounted power shower above, and glass screen, pedestal wash and basin, low flush w/c, tiled walls, double glazed leaded light window to rear, cove ceiling, centre light point.

## REAR GARDEN



A southerly aspect with a paved patio area, brick retaining wall, steps to the main garden which is laid to lawn, raised flower borders with mature shrubs and flower borders, side access to the garage. Two detached timber shed for storage.

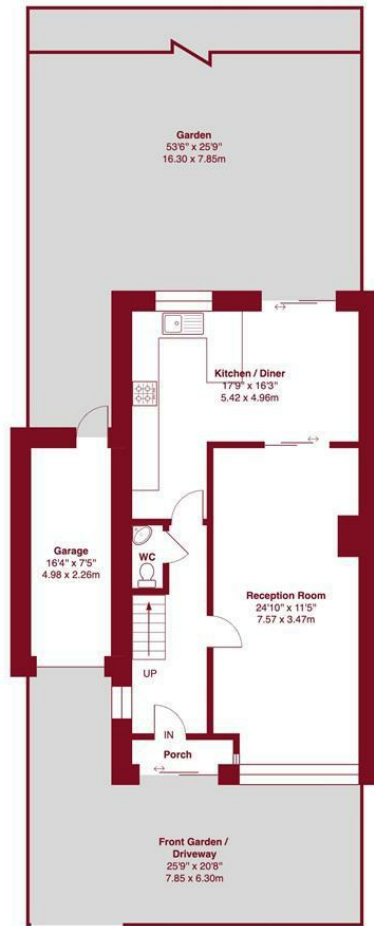
## FRONTAGE

A block paved driveway, Main garden with a brick retaining wall, privet hedge laid to lawn with mature shrubs and flower borders.

## GARAGE

An up and over door with power and lighting, personal door for access to the garden.

# Floor Plan



Ground Floor

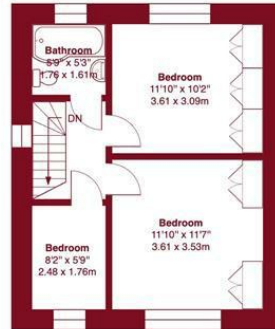


Dunblane Road, SE9

Approximate Gross Internal Area  
= 1039 sq ft / 96.5 sq m

Garage Area = 120 sq ft / 11.2 sq m

Total Area = 1159 sq ft / 107.7 sq m

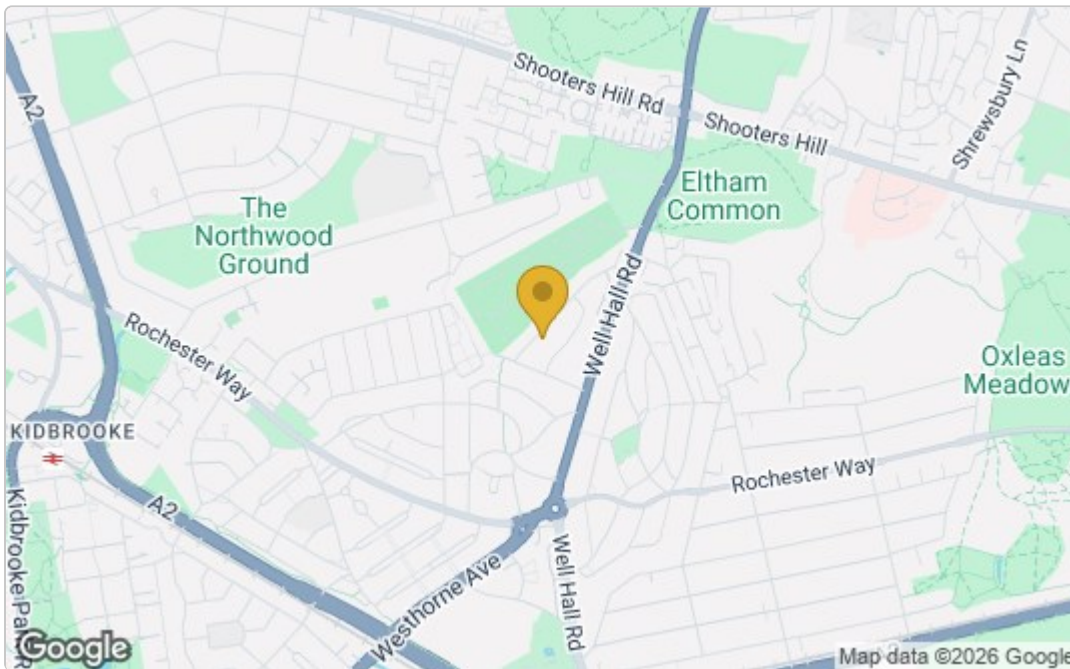


First Floor



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.  
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 relied upon them. No liability is accepted for any errors.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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