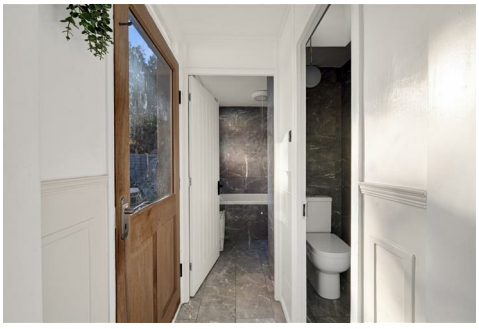
Westmount Estates









Beaconsfield Road, London, SE9 4DY

**Asking Price £385,000**

Offered to market with no forward chain. Westmount Estate's have pleasure in offering this THREE bedroom terraced family home. Internally the accommodation comprises of a sizeable lounge, fitted kitchen and family bathroom to the ground floor. To the first floor there are three well appointed bedrooms. The garden to the rear is private with a summerhouse and off road parking tot he front for multi vehicles. BROMLY borough council tax band C. EPC rating D.

## ENTRANCE
A UPVC double glazed door with frosted glass insert to the entrance.

## LOUNGE



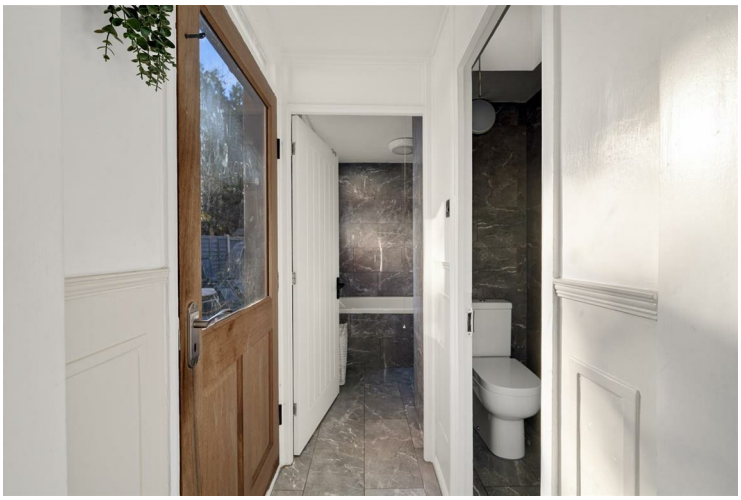
Two double glazed sash windows to front, laminate flooring, open fireplace, radiator with concealed cover, under stairs storage cupboard, centre light point.

## FITTED KITCHEN



Fitted with a range of eye and base units, roll top work surface, built in oven, four ring gas hob, tiled surround and extractor fan over, double glazed window to rear, single sink unit with stainless steel drainer and mixer taps, plumbing for washing machine, space for a free standing fridge freezer, laminate flooring, three way centre spotlights.

## INNER LOBBY



Radiator, stairs to first floor, double glazed door for access to the garden.

## DOWNSTAIRS BATHROOM



A two piece suite comprising panel enclosed bath with mixer taps, a wall mounted power shower with fixed and detachable head shower and shower screen, vanity wash hand basin, double glazed window to side, tiled walls, and flooring, towel rail radiator.

## SEPERATE W.C
A low flush w/c, tiled walls, tiled flooring, skylight window for additional lighting.

## LANDING
Stairs to first floor, access to loft via hatch.

## BEDROOM ONE



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

## BEDROOM TWO



A double glazed window to rear, radiator, laminate floor, storage cupboard over stairs recess.

## BEDROOM THREE



A double glazed window to front, laminate flooring, centre light point.

## REAR GARDEN

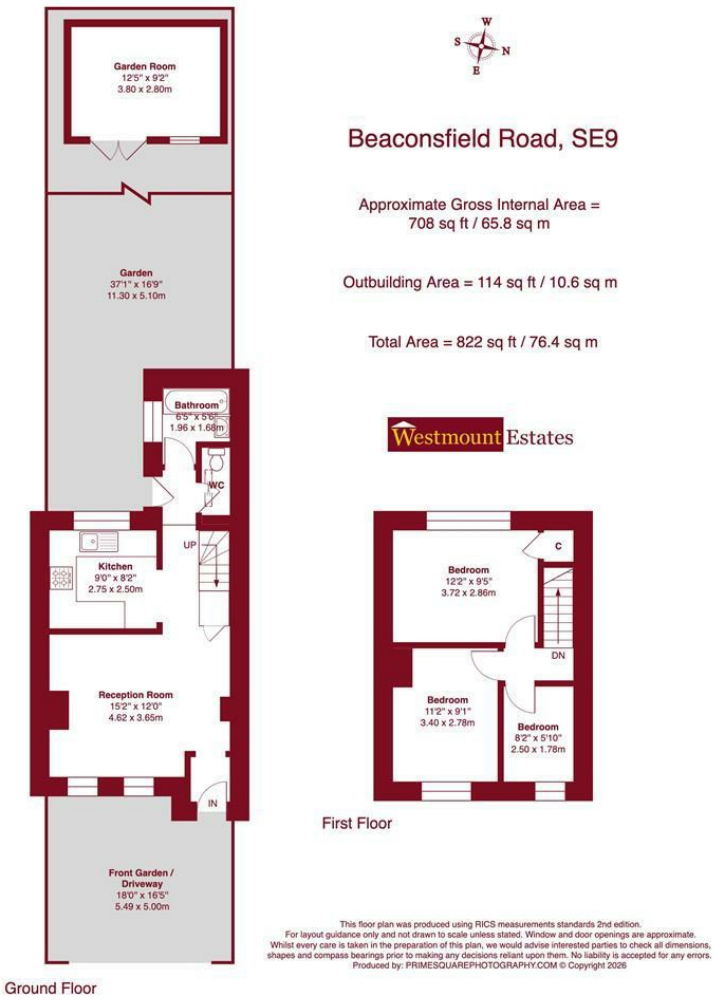


Laid to lawn, large decking area, outside light and tap, detached timber summer house.

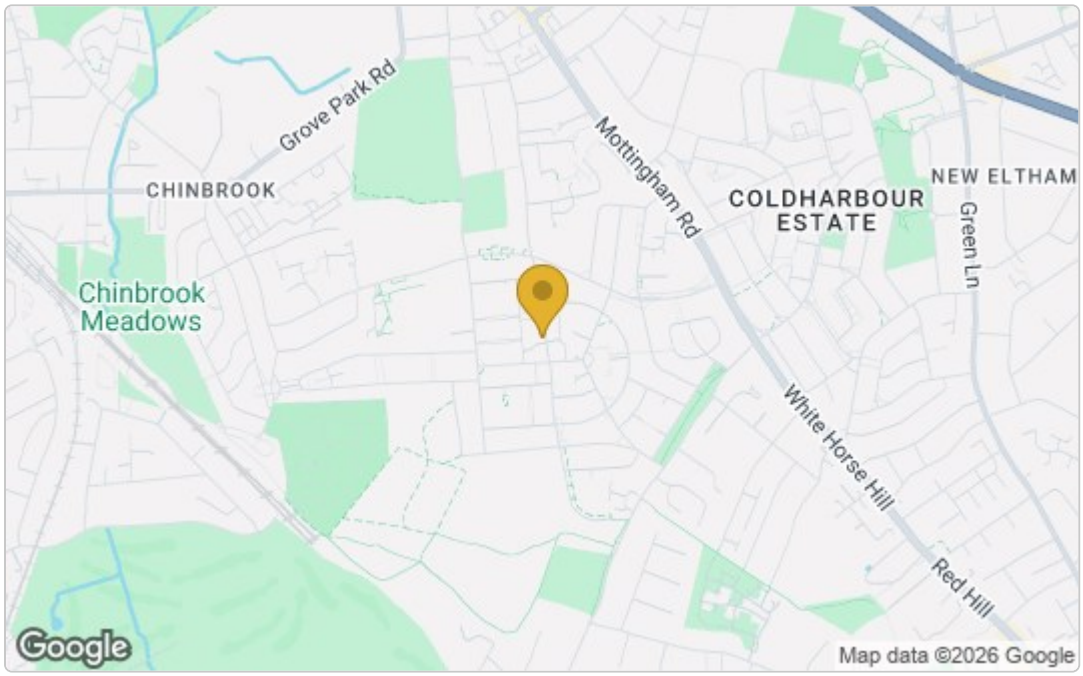
## FRONTAGE

Singled driveway for off road parking.

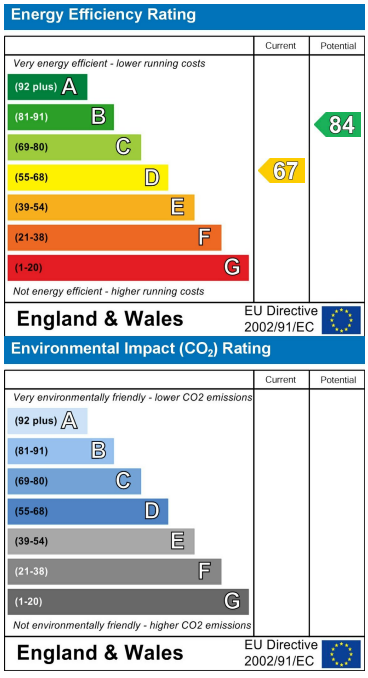
# Floor Plan




## Area Map




## Energy Efficiency Graph

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