

# Westmount Estates



Crown Woods Way, London, SE9 2NJ

**Asking Price £695,000**

Welcoming to the market for sale this THREE bedroom semi detached family home situated on this sought after road in the heart of Eltham Heights. Internally the property is arranged to provide: front reception room, dining room, kitchen, conservatory, utility room and W.C to the ground floor. To the first floor there are three bedrooms, bathroom and separate W.C. Well located for access back to Falconwood mainline train station which offers a fast and frequent service into multiple London termini including London Bridge, Waterloo East, Charing Cross and London Victoria. Being set back off of Crown Woods Way the property boasts ample off street parking and access to a garage. Viewings by appointment only. Awaiting EPC. Council tax Greenwich band F.

## ENTRANCE PORCH

Multi pained glass entrance door, double glazed window to side of door, tiled flooring.

## ENTRANCE HALL



Entrance door with opaque window, opaque leaded light double glazed window to side of door. centre light point, picture rail, carpeted stairs to first floor level with under stairs storage cupboard, radiator, laminate flooring.

## FRONT RECEPTION ROOM

Double glazed window to front, coving to ceiling, feature fire place, dado rail, radiator, laminate flooring.

## DINING ROOM



Centre light point, feature fire place, pannelled walls, double glazed sliding doors to rear leading to conservatory, laminate flooring.

## CONSERVATORY



Double glazed conservatory, double glazed double doors to left hand side leading to garden, centre light point, tiled flooring.

## KITCHEN



Fitted with a matching range of wall and base units with work top over, stainless steel sink and drainer with mixer tap. Space for range cooker and dishwasher. Integrated under counter fridge. Double glazed window to rear, inset ceiling spot lights, partly tiled walls, door to side leading to utility room, vinyl flooring.

## UTILITY ROOM



Double glazed door to rear leading to garden, double glazed window to rear. Strip light, base units with worktop space over Space for American style fridge freezer, space for washing machine and space for tumble dryer. Radiator, ceramic butler sink with tiled splash backs, wall mounted boiler, door to rear leading to garage, tiled flooring.

## GROUND FLOOR W.C.

Low level flush W.C. wash hand basin, wall light, laminate flooring.

## FIRST FLOOR LANDING



Access to loft, double glazed window to side, doors to all rooms, built in storage cupboard, radiator, carpet as laid.

## BEDROOM ONE



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

## BEDROOM TWO



Double glazed window to rear, inset ceiling spotlights, sunken wardrobe to one walls, radiator, carpet as laid.

## BEDROOM THREE



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

## BATHROOM



Fitted with a paneled bath with shower over and glass shower screen and a vanity wash hand basin with mixer tap. Double glazed window to front, Aqua panels on the walls, inset ceiling spotlights, radiator, laminate flooring.

## SEPARATE W.C.



Double glazed window to side, low level flush W.C. wash hand basin, partly tiled walls, laminate flooring.

## FRONT GARDEN

Block paved off street parking, laid to lawn. Flower and shrub borders.

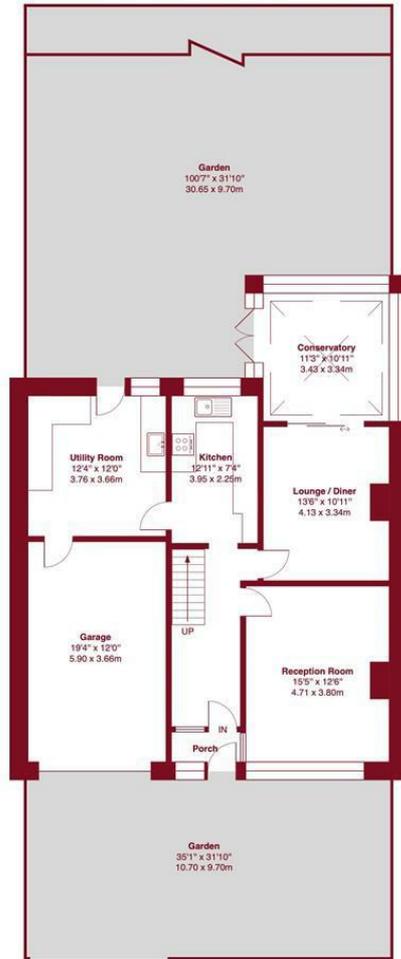
## REAR GARDEN



Patio area from the rear of the property, mainly laid to lawn with mature trees and shrubs, shed.

## GARAGE

# Floor Plan

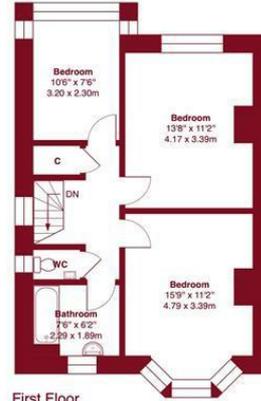


Ground Floor



Crownwoods Way, SE9

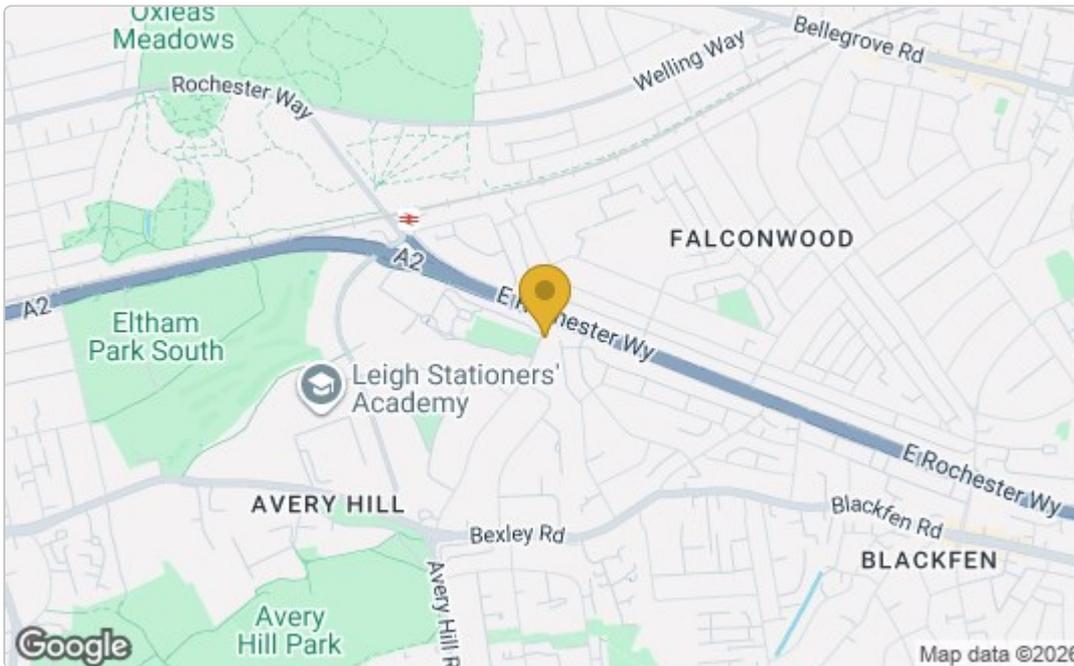
Approximate Gross Internal Area:  
1657 sq ft / 153.9 sq m



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 reliant 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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