

# Westmount Estates



Earlsall Road, London, SE9 1PP

**Asking Price £935,000**

Westmount Estates have pleasure in offering this superb example of an extended FIVE bedroom Edwardian 'Corbett' family home. Situated on this ever popular road just a short walk to Two sought after schools, mainline station and Eltham High Street. Internally the accommodation comprises of a lounge, open plan kitchen and dining room, downstairs w/c. To the first floor there are three well appointed bedrooms and a family bathroom with a second staircase to two additional bedrooms and en-suite facilities. To the rear there is a private well kept garden with side access and a fully functional summerhouse with broadband for office/hobbies. To the front there is off road parking for multi vehicles. Greenwich council tax band E. EPC rating E

## ENTRANCE

A wooden front door with stained glass leaded light window to the entrance hall.

## ENTRANCE HALL



Stairs to first floor, under stairs storage cupboard, recess for coat hanging space, period tiled flooring, radiator, picture rail, ornate coved cornice, ornate centre ceiling rose, centre light point.

## LOUNGE



A double glazed bay window to front with bespoke window shutters, stripped and polished wooden flooring, radiator, a feature cast iron fireplace with wooden mantle, bespoke shelving into the chimney recess with storage cupboards under. picture rail, coved ceiling, ornate centre ceiling rose, centre light point.

## FITTED KITCHEN & DINING ROOM



A bespoke hand built fitted kitchen with a range of eye and base units, wooden worksurfaces, sunken butler sink with mixer taps, space for a range oven with tiled

surround and extractor fan over, ornate coved cornice, inset spotlights, two down lights, space for a free standing American style fridge freezer, engineered wood flooring, double glazed sash window to rear, double glazed French patio doors for access to the garden, space for a dining table, half glazed door to the utility area.

## UTILITY & W.C



A downstairs w/c, with a low flush w/c, suspended wash hand basin, double glazed window to rear, half wood panelled walls, extractor fan, towel rail radiator, inset spotlights, built in cupboard housing wall mounted boiler and plumbing for washing machine.

## LANDING

A dog-leg staircase to the landing, centre light point, a second staircase to additional bedrooms.

## BEDROOM ONE



A double glazed bay window to front with bespoke window shutters, two built in wardrobes, radiator, cast iron fireplace with tiled hearth, ornate coved ceiling, and centre light point.

## BEDROOM TWO



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

## BEDROOM THREE



A double glazed window to front with bespoke window shutters, a cast iron fireplace with tiled hearth, radiator, coved ceiling, centre light point.

## FAMILY BATHROOM



A four piece suite comprising pebble bath with mixer taps and shower attachments, double width walk in wall mounted shower with wall and detachable head shower attachment and glass screen, tiled insert, pedestal wash

hand basin, low flush w/c, tiled flooring, inset spotlights, towel rail radiator, double glazed frosted window to rear.

## LANDING

A second dog-leg staircase to a half landing, centre light point, double glazed Velux window front doors to two bedrooms.

## BEDROOM FOUR



A double glazed window to rear, radiator, inset spotlights, door to en-suite.

## EN-SUITE BATHROOM



A double width walk in wall mounted power shower, tiled surround, glass screen, suspended wash hand basin, low flush w/c, half tiled walls, double glazed frosted window to rear, inset spotlights and extractor fan.

## BEDROOM FIVE



Two double glazed Velux windows to front, radiator, eaves storage space, inset spotlights.

## REAR GARDEN



A block paved patio area, outside tap, outside lighting, side access via a lockable gate, brick retaining wall with steps to the main garden which is laid to lawn mature shrubs and flower borders, mature fruit trees, addition decking area to the rear.

## SUMMERHOUSE/OFFICE



A detached fully insulated summerhouse with double glazed bi-folding patio doors for access, power and

lighting, broadband connection. Separate lockable storage shed to the side with power and lighting.

## FRONTAGE

A block paved driveway for multi vehicle parking, A wrought iron gate with a Victorian tiled pathway to the front door the entrance. Access to the garden via a lockable wooden gate.

# Floor Plan

Earlshall Road, SE9

Approximate Gross Internal Area = 1490 sq ft / 138.4 sq m

Outbuilding Area = 187 sq ft / 17.4 sq m

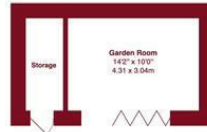
Total Area = 1677 sq ft / 155.8 sq m



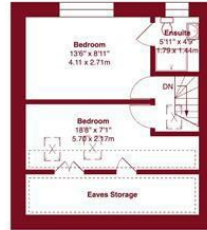
Westmount Estates



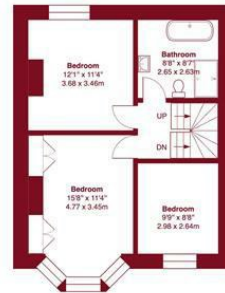
Ground Floor



Outbuilding



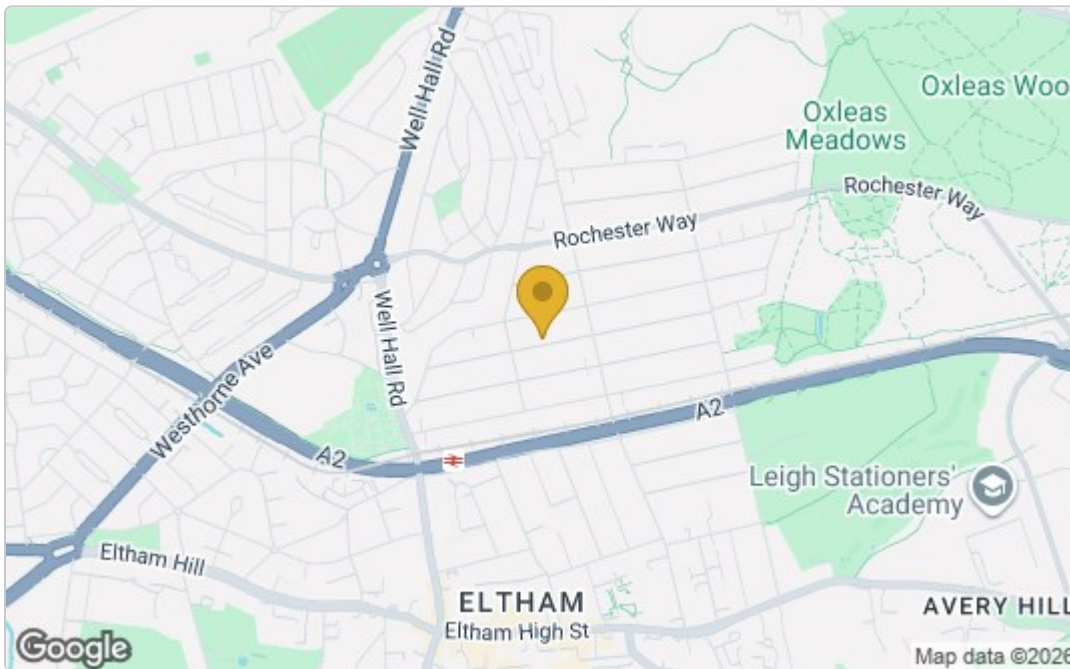
Second Floor



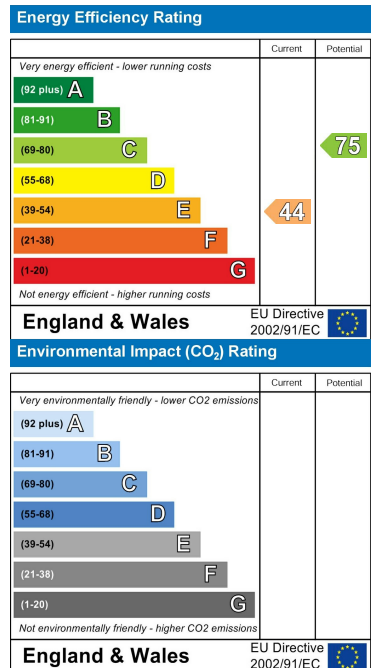
First Floor

This floor plan was produced using RICS measurements standards 2nd edition. This plan is for layout purposes 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. By Prime Squares Photography / Copyright 2009.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

124 Westmount Road, Eltham, London, SE9 1UT

Tel: 020 8859 0101 Email: info@westmountestates.co.uk www.westmountestates.co.uk