Westmount Estates









Crookston Road, London, SE9 1YF

Asking Price £685,000

Situated on a popular and sought-after residential road in Eltham, SE9, this attractive three-bedroom semi-detached family home is well presented throughout and offers spacious and versatile accommodation. The ground floor comprises a welcoming front reception room featuring a bay window, a separate rear dining room leading through to the kitchen, providing an ideal space for both family living and entertaining. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC. A particular feature of the property is the private rear garden, which backs directly onto the beautiful Oxleas Wood. At the end of the garden is a substantial purpose-built studio measuring approximately 6m x 5m, offering excellent additional space for a home office, gym, studio or other flexible use. The property is conveniently located for Deansfield Primary School, as well as both Eltham and Falconwood mainline stations, providing regular services to several London termini, including London Bridge, Waterloo East, London Victoria and Charing Cross. The property is offered as freehold and benefits from Greenwich Council Tax Band E and an EPC rating of D.

ENTRANCE PORCH

Wooden entrance door with stained glass leaded light windows, frosted full height windows to either side of the door, centre light point, tiled flooring.

ENTRANCE HALL



Wooden entrance door, centre light point, carpeted stairs to first floor level with two under stairs storage cupboards, leaded light double glazed window to side, Dado rail, radiator, engineered oak flooring.

RECEPTION ROOM



Double glazed leaded light bay window to front, coving to ceiling, centre light point, radiator, electric fire, carpet as laid.

DINING ROOM



Double glazed double doors to rear leading to garden, centre light point, coving to ceiling, radiator, engineered oak flooring.

KITCHEN



Fitted with a matching range of wall and base unit units with worksurface over, one and a half bowl sink and drainer with mixer tap, built in four ring gas cooker with extractor hood over. Built in eye level double oven. Space for fridge freezer. Double glazed leaded light window to rear, inset ceiling spotlights, partly tiled walls, tiled flooring.

FIRST FLOOR LANDING

Frosted double glazed leaded light window to side, access to loft, doors to all rooms, engineered oak flooring.

BEDROOM ONE



Double glazed leaded light bay window to front, built-in wardrobes to one wall, centre light point, coving to ceiling, radiator, carpet as laid.

BEDROOM TWO



Double glazed leaded light window to rear, inset ceiling spotlights, built in storage cupboard housing wall mounted a boiler, radiator, carpet as laid.

BEDROOM THREE



Double glazed leaded light window to front, built in wardrobes, centre light point, radiator, carpet as laid.

BATHROOM



Fitted with a matching two-piece suite comprising panelled bath with electric shower over and glass folding shower screen and pedestal wash hand basin. Frosted leaded light double glazed window to rear. Centre light point, radiator with towel warmer, partly tiled walls, tiled flooring.

SEPARATE W.C.

Frosted double glazed window to side, low-level flush WC, centre light point, tiled walls and tiled flooring.

FRONT GARDEN

Crazy paved off street parking for two vehicles, wall mounted electric car charger, steps to front door.

REAR GARDEN



Patio area leading from the rear of the property, mainly laid to lawn with mature flower and shrub borders, raised bed vegetable plot, side access from shared driveway, backing directly onto Oxleas Woods.

DETACHED STUDIO ROOM

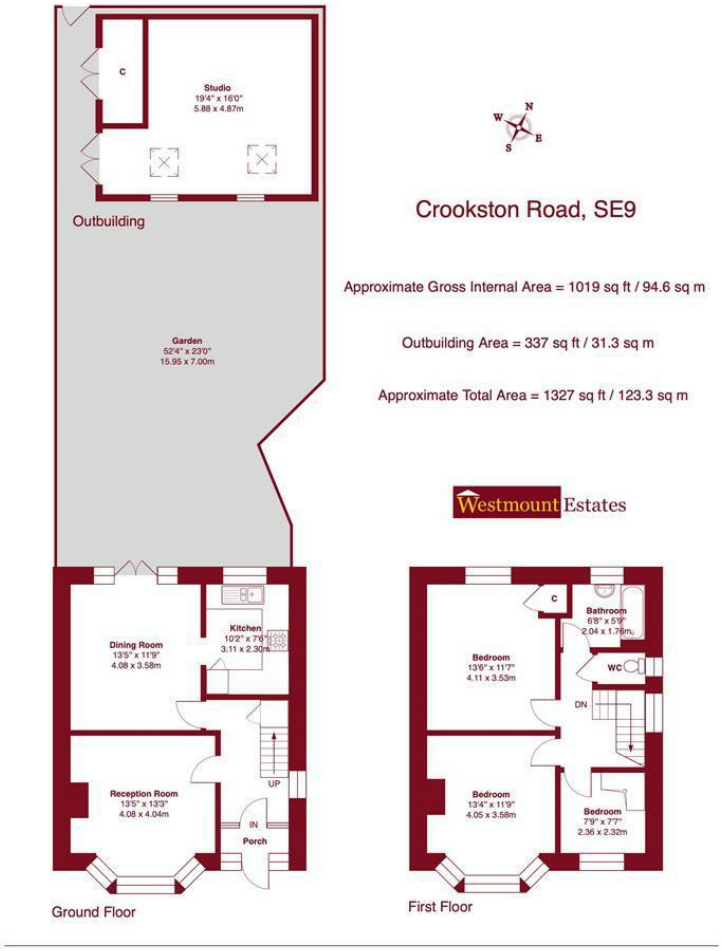


Located at the rear of the garden, spacious purpose-built studio room, two double glazed windows to front, Velux roof window, power and light.

DRONE

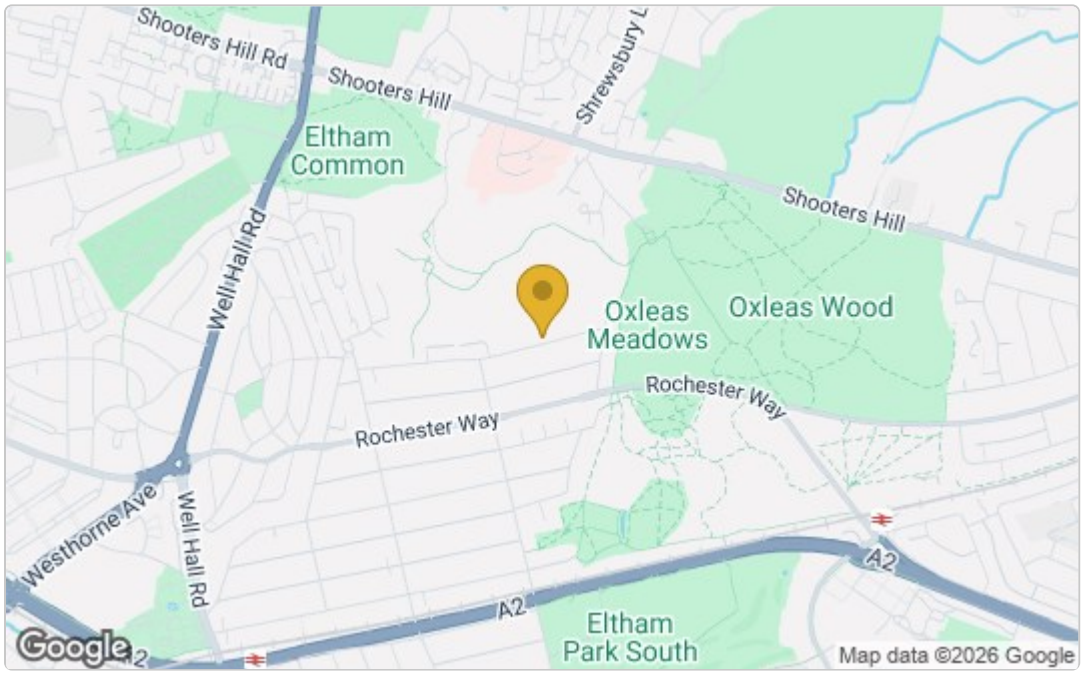


Floor Plan

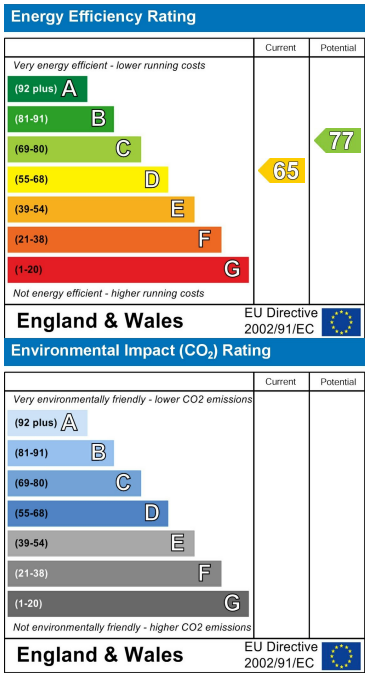


This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, 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



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