

# Westmount Estates



Westmount Road, Eltham, SE9 1JE

**Asking Price £1,150,000**

Offered to market chain free. Westmount Estates have pleasure in offering this DETACHED four double bedroom family home. Having been rebuilt and extended from the original footprint the property boast over 1716 square foot of modern contemporary living space. There are two separate reception rooms, open plan modern fitted kitchen and diner, downstairs shower room and fitted utility room. To the first floor there are four double bedrooms and en-suite facilities to the master bedroom, family four piece bathroom. To the rear there is a landscaped garden with side access to a block paved driveway for multi vehicle parking. Situated just a short walk to Eltham Park South, mainline station and High Street. EPC rating C. Council tax band E.

## ENTRANCE

A composite double glazed door for access to the entrance hall.

## ENTRANCE HALL

Stairs to the first floor, laminate flooring with underfloor heating, double glazed frosted window to front, centre light point.

## LOUNGE



A double glazed bay window to front with window blinds, laminate flooring with under floor heating, inset spotlights, centre light point.

## SECOND RECEPTION ROOM



A double glazed window to front with window blinds, inset spotlights, laminate flooring with under floor heating.

## DOWNSTAIRS BATHROOM



A three piece suite comprising a fixed and detachable head shower, with a double width glass screen, vanity wash hand basin, low flush concealed cistern w/c, two double glazed frosted windows to side, tiled walls, tiled flooring with under floor heating, extractor fan, inset spotlights.

## UTILITY ROOM



A double glazed frosted window to side, a range of base units, Granite work surface, extractor fan, inset spotlights, laminate flooring with under floor heating, plumbing for washing machine, storage cupboard housing a manifold system for the under floor heating.

## FITTED KITCHEN



An open plan kitchen and dining area, a range of eye and base units, Granite work surface, one and a half sink unit with mixer taps, built in double oven, five ring halogen hob, extractor fan over, laminate flooring with under floor heating, integrated dishwasher and wine cooler, inset spotlights, two centre light points, double glazed window to rear, open to a dining area.

## DINING AREA



Open from the kitchen, breakfast bar, laminate flooring with under floor heating, inset spotlights, double glazed bi-folding doors for access to the garden, centre light point.

## LANIDNG

A staircase to the first floor, double glazed frosted window to side, access to the loft via hatch, inset spotlights.

## BEDROOM ONE



A double glazed window to front with blinds, fitted integrated wardrobes and shelving, radiator, inset spotlights, centre light point, door to en-suite facilities.

## EN-SUITE BATHROOM



A walk in fixed and detachable head shower with tiled insert and glass screen, suspended vanity wash hand basin, low flush concealed cistern w/c, half tiled walls, extractor fan, inset spotlights, tiled flooring.

## BEDROOM TWO



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

### BEDROOM THREE



A double glazed window to rear with blinds, radiator, centre light point.

### BEDROOM FOUR



A double glazed window to rear, radiator with window blinds, centre light point.

### FAMILY BATHROOM



A four piece suite comprising a sunken panel enclosed bath with mixer taps, fixed head shower attachment with glass screen and tiled insert, vanity wash hand basin, low flush concealed w/c, two double glazed frosted windows to side, tiled flooring, radiator, inset spotlights, large mirror to one wall.

### REAR GARDEN



A substantial sized paved patio, a brick retaining wall to the main garden which is laid to lawn with raised flower borders and tree's, outside tap and electrics, side access via a lockable gate,.

### DETACHED OFFICE

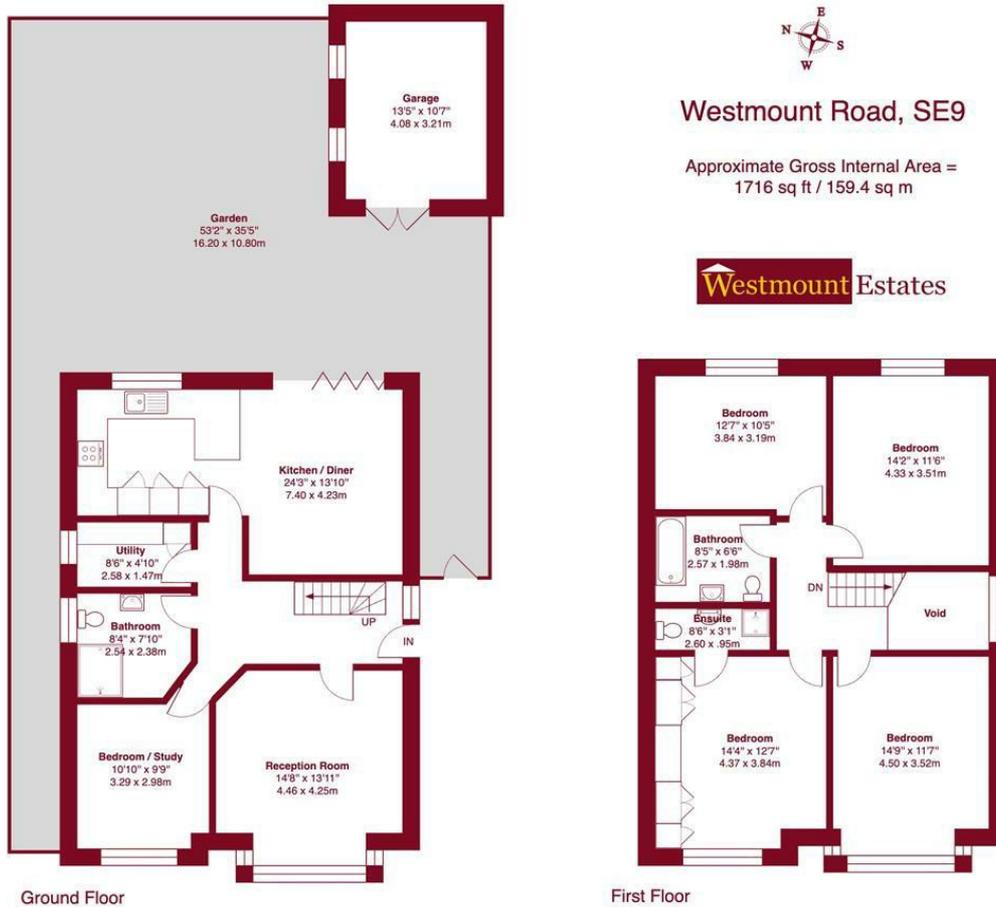


A detached former garage with power and lighting ideal for storage or office area.

### FRONTAGE

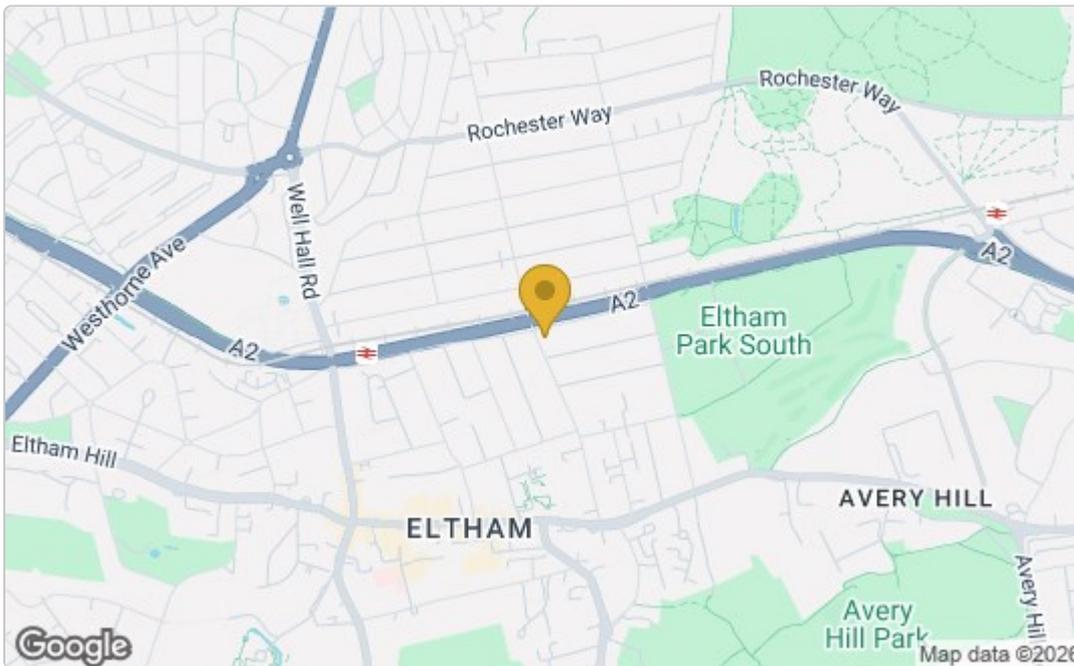
A block paved driveway for multi vehicle parking, raised flower borders, EV charging point, security lighting.

# Floor Plan

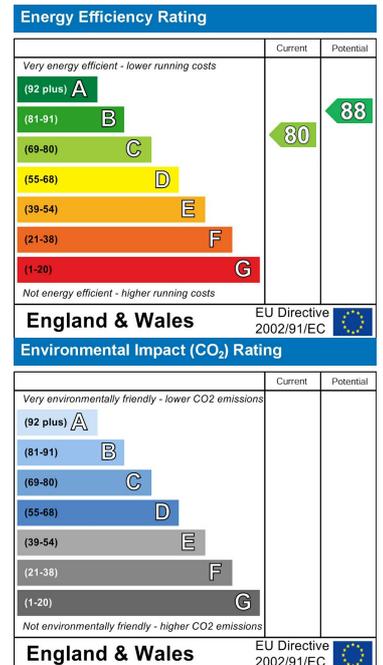


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By Prime Square Photography / Copyright 2026

## Area Map



## Energy Efficiency Graph



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