



Castlewood Drive, London, SE9 1NG

Asking Price £499,999

Guide Price £515,000 - £525,000. Situated on this sought after road close to Jack Woods is this well presented THREE bedroom mid terrace family home. Internally the property is arranged to provide an open plan reception / dining room and kitchen to the ground floor whilst to the first floor are THREE bedrooms and a family bathroom with four piece suite. To the rear of the property is a well maintained private rear garden boasting far reaching views across South East London from Crystal Palace to Stratford. Additionally the property is well located for easy access back to Eltham Mainline train station, Ofsted outstanding Deansfield Primary School, Eltham park North & South. Viewing strictly by appointment only, Freehold. Council tax Greenwich band D. EPC rating E.

ENTRANCE PORCH

Glazed leaded light entrance door with full height leaded light window to side of door, wall light, tiled floor.

ENTRANCE HALL



Entrance door, coving to ceiling, centre light point with ornate ceiling rose, dado rail, carpeted stairs to first floor level, space for fridge freezer under the stairs, under stairs storage cupboard, tiled flooring.

RECEPTION ROOM



Double glazed leaded light bay window to front, coving to ceiling, centre light point with ornate ceiling rose, cast iron feature fire place with tiled insets and wooden mantle over, carpet as laid.

DINING ROOM



Coving to ceiling, centre light point with ornate ceiling rose, leaded light double doors to rear leading to garden with leaded light windows to both sides of the doors, radiator, parquet flooring.

KITCHEN



Fitted with a matching range of wall and base units with work top over, sink and drainer with mixer tap. Built in electric oven and four ring electric hob with extractor hood over. Space for washing machine. double glazed leaded light window to rear. Partly tiled walls, tiled flooring.

FIRST FLOOR LANDING

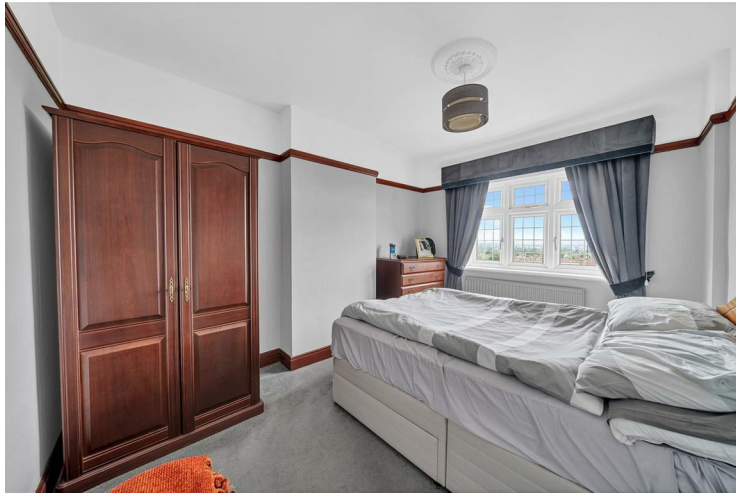
Access to loft, doors to all rooms, coving to ceiling, carpet as laid.

BEDROOM ONE



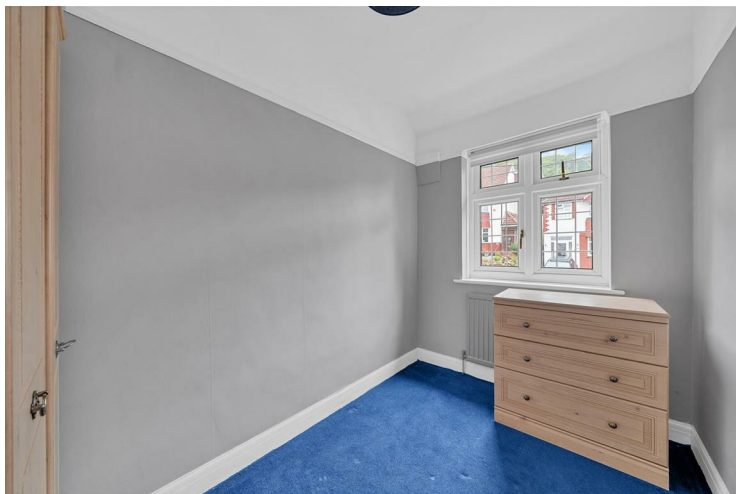
Double glazed leaded light window to front, centre light point, radiator, carpet as laid.

BEDROOM TWO



Double glazed leaded light window to rear, centre light point with ornate ceiling rose, picture rail, radiator, carpet as laid.

BEDROOM THREE



Double glazed leaded light window to front, centre light point, picture rail, carpet as laid.

BATHROOM



Fitted four piece suite comprising: claw foot freestanding bath with central taps, pedestal wash hand basin, corner walk in shower and low level flush W.C. Centre light point, Double glazed leaded light window to rear, heated towel rail tiled walls, tiled floor.

REAR GARDEN



Patio area leading from house, steps down to lawn, flower borders, shed.

FRONT GARDEN

Steps down to front door.

DRONE

Floor Plan



Castlewood Drive, SE9

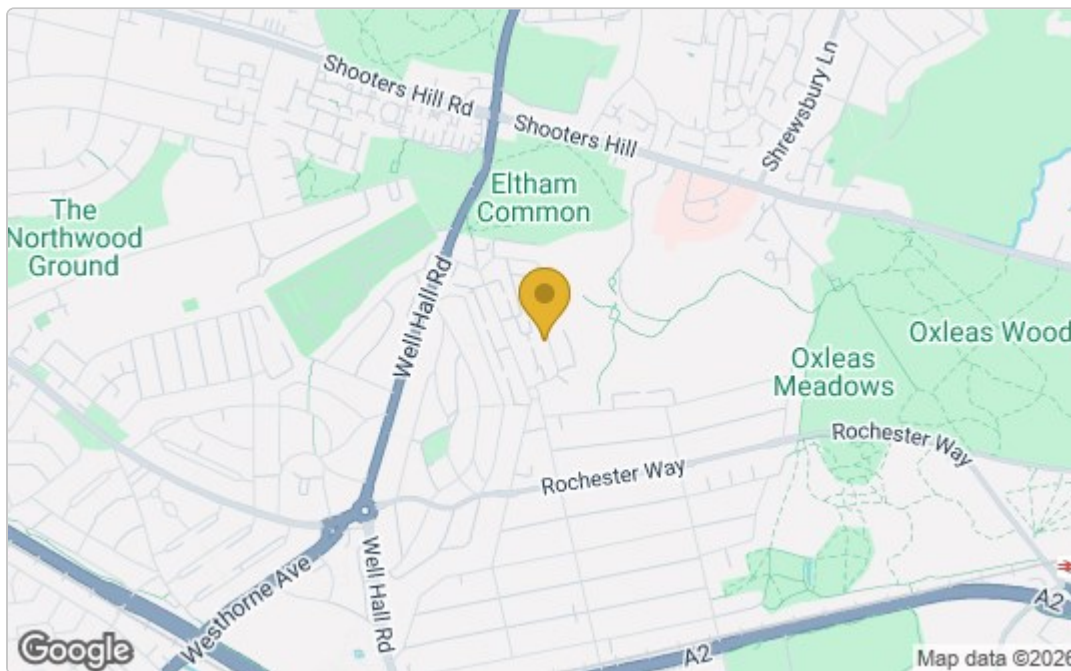
Approximate Gross Internal Area = 867 sq ft / 80.6 sq m



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.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2002/91/EC</p> <p>53</p>	<p>82</p> <p>EU Directive 2002/91/EC</p>
<p>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p>			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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