

Westmount Estates



Lynsted Gardens, London, SE9 6LG

Asking Price £420,000

Offered with no forward chain comes this superbly presented TWO bedroom semi detached family home. Internally the accommodation comprises of a larger than average lounge, modern fitted kitchen with dining area. To the first floor there are two well appointed bedrooms and a family bathroom. The garden to the rear is private with a driveway to the side. Greenwich council tax band C. EPC rating D.

ENTRANCE

A UPVC double glazed door with a frosted bevelled glass insert to the entrance hall.

ENTRANCE HALL



Stairs to first floor, radiator, under stairs storage unit, centre light point.

LOUNGE



A double glazed bay window to front, radiator, a wall mounted Smeg heater, centre light point.

FITTED KITCHEN



A range of eye and base units, roll top work surface, a

free standing oven, extractor fan over, two double glazed windows to rear, radiator, integrated dishwasher, space for a fridge freezer, plumbing for washing machine, space for microwave, open to a dining area.

DINING AREA



Space for a dining table, centre light point, double glazed French patio doors for access to the garden.

LANDING

A dog-leg staircase to the first floor, double glazed window to side, access to loft via hatch.

BEDROOM ONE



Two double glazed windows to front with bespoke window shutters, radiator, floor to ceiling wardrobes to one wall, double doors incorporating a built in work station.

BEDROOM TWO



A double glazed window to rear with bespoke window shutters, radiator, three way centre spotlight.

BATHROOM



A four piece suite comprising freestanding bath with mixer taps, pedestal wash hand basin, low flush w/c, fixed and detachable head s power shower with fully enclosed glass screen, half tiled walls, cabinet to one wall, double glazed frosted window to rear, radiator, inset spotlights.

REAR GARDEN



A paved patio area, laid to lawn with mature shrubs and

tree's, a detached timber shed for storage, outside tap and lighting, side access via a lockable gate.

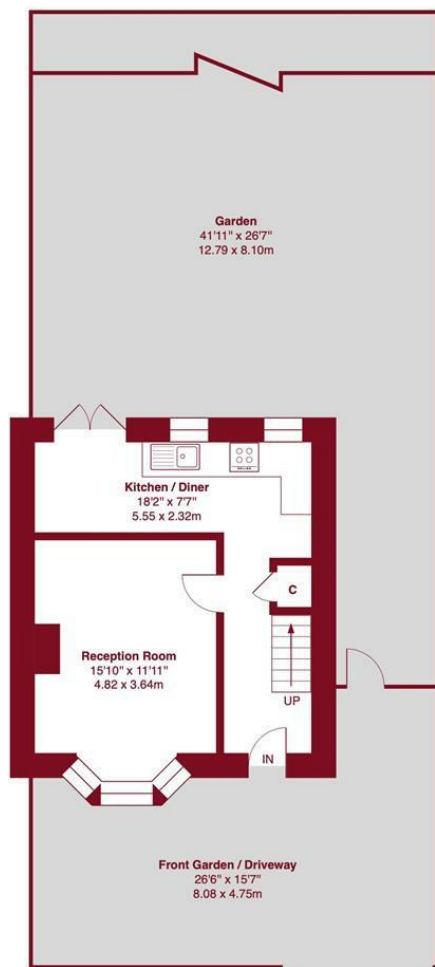
FRONTAGE

A fenced front garden laid to lawn with mature shrubs.

DRIVEWAY

A resin driveway for off road parking with and electric charging point.

Floor Plan

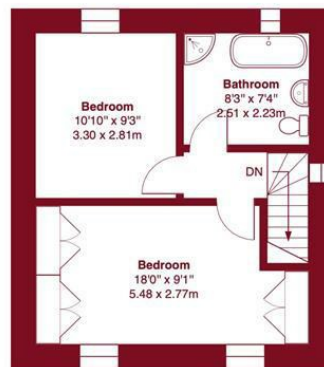


Ground Floor



Lynstead Gardens, SE9

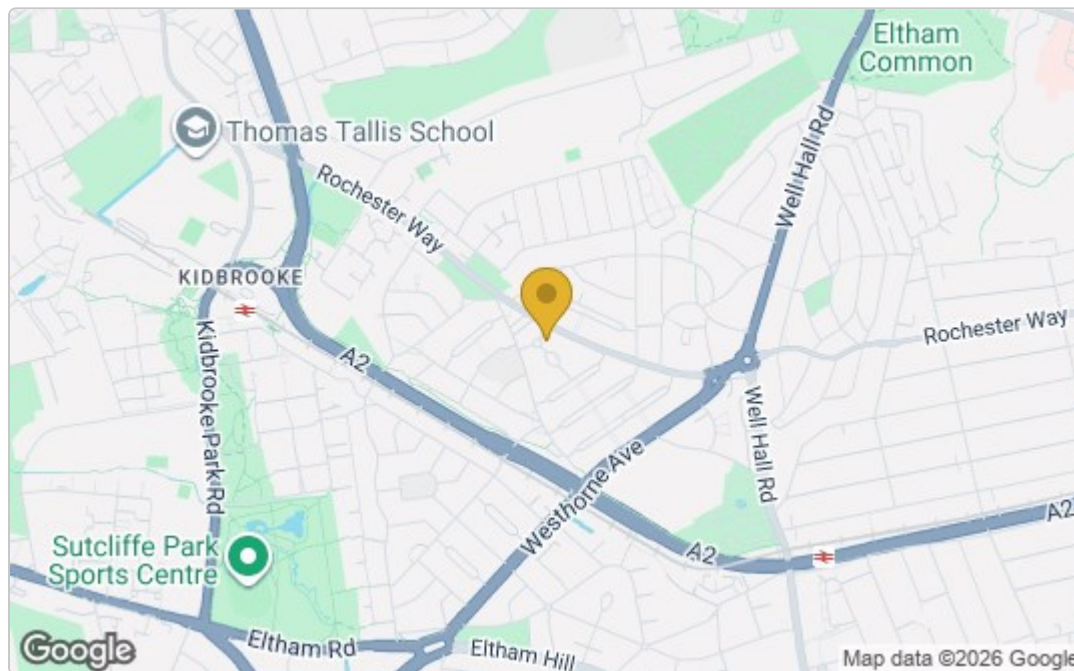
Approximate Gross Internal Area = 749 sq ft / 69.5 sq m



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. By www.primessquarephotography.com / Copyright 2026

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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