

# Westmount Estates

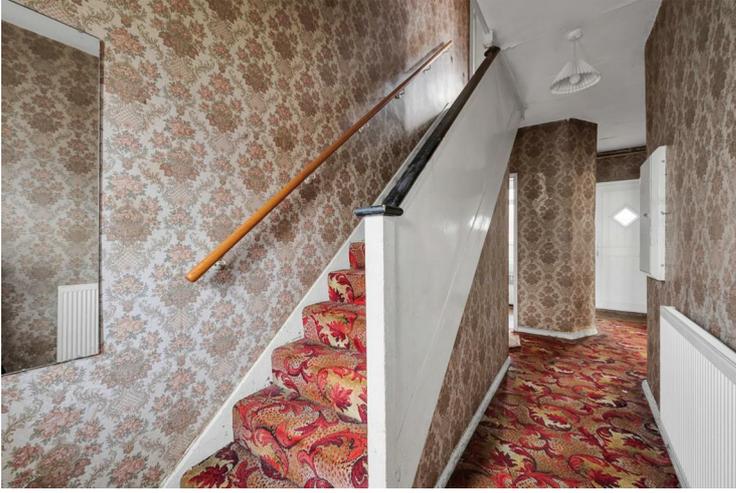


Sedgebrook Road, London, SE3 8LP

**Offers In Excess Of £350,000**

IN NEED OF MODERISTAION THROUGHOUT is this THREE bedroom mid terrace family home. Internally the property is arranged to provide: reception room, kitchen and bathroom to the ground floor and THREE bedrooms and separate W.C to the first floor. To the rear of the property is a private rear garden. Offered to the market chain free and an ideal opportunity for the new owner to refurbish the property to their own finish and standard. Awaiting EPC, Freehold, Council tax Greenwich band C.

## ENTRANCE HALL



Wooden entrance door with frosted leaded light stained glass window, opaque window to side of door, carpeted stairs to first floor level with under stairs storage cupboard, centre light point, radiator, carpet as laid.

## RECEPTION ROOM



Double glazed window to front, centre light point, gas fire (untested) with tiled mantle surround, radiator, carpet as laid.

## KITCHEN



Fitted with wall and base units with work top over, stainless steel sink and drainer with mixer tap, built in

electric oven and four ring gas hob, built in storage cupboard housing wall mounted boiler. Double glazed window to rear, centre light point.

## BATHROOM



Paneled bath with telephone style mixer tap including shower attachment, wash hand basin. Frosted double glazed window to rear, centre light point, radiator, local tiling.

## FIRST FLOOR LANDING

Access to loft, doors to all rooms, centre light point, carpet as laid.

## BEDROOM ONE



Double glazed window to front, centre light point, radiator.

## BEDROOM TWO



Double glazed window to rear, centre light point, feature fire place, radiator, carpet as laid.

## BEDROOM THREE



Double glazed window to front, centre light point, built in storage cupboard, carpet as laid.

## SEPARATE W.C.

High level flush W.C. Frosted double glazed window to rear, centre light point, carpet as laid.

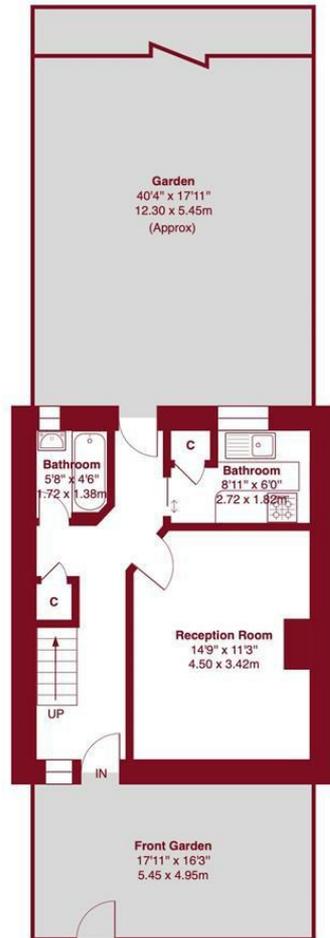
## REAR GARDEN

Currently overgrown.

## FRONT GARDEN

Mainly laid to lawn with steps up to the front door.

# Floor Plan



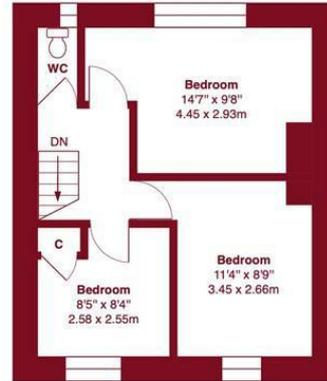
Ground Floor



Sedgebrook Road, SE3

Approximate Gross Internal Area:  
751 sq ft / 69.7 sq m

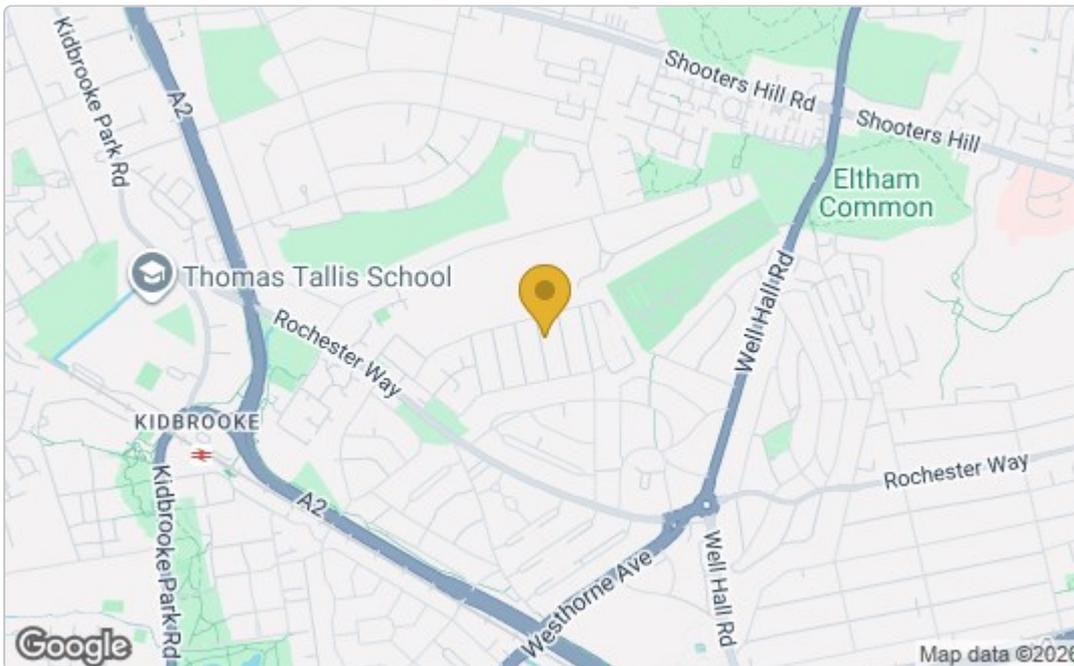
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First Floor

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.primesquarephotography.com / Copyright 2026

## Area Map



## Energy Efficiency Graph

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

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