



Gourock Road, London, SE9 1JG

Asking Price £1,100,000

Westmount Estates have pleasure in offering this very unique double fronted multi functional end of terrace family 'Corbett' home. Currently split in to two separate self contained properties with the added benefit of being on one title. Internally the the ground floor there two bedrooms and two separate reception rooms, a modern bathroom and fitted kitchen with breakfast area. Other benefits include a dry cellar and door to a larger corner plot garden. To the first floor (which is accessed via separate external staircase) there are a further two double bedrooms and an open plan lounge, second fitted bathroom and modern fitted kitchen. To the rear there is a private garden on a corner plot and double garage and driveway to the rear. Situated within close proximity to both Eltham High Street and mainline station. Greenwich borough council tax band C.

ENTRANCE

A wooden door with frosted leaded light insert to the entrance hall.

ENTRANCE HALL



Laminate flooring, bespoke period radiator, frosted window to front, dado rail, picture rail, ornate coved cornice, centre light point.

CELLAR

Stairs to a dry cellar for storage, meter points, centre light point.

LOUNGE



A bay window to front, radiator, a feature gas coal effect cast iron fireplace with Yorkstone mantle, marble effect hearth, dado rail, picture rail, ornate centre ceiling rose, centre light point.

SECOND RECEPTION



A double glazed window to rear, laminate flooring, radiator, coved ceiling, two centre light points.

FITTED KITCHEN



A modern fitted kitchen with a range of eye and base units, laminate work surface, four ring gas hob, built in double oven, built in microwave, one and half sink unit

with stainless steel drainer and mixer taps, laminate flooring, a feature cast iron fireplace with tiled insert, built in bespoke cupboards to the chimney, inset spotlights, kick heaters, integrated dishwasher and fridge freezer, archway to the breakfast area.

BREAKFAST AREA



Laminate flooring, wall mounted boiler, plumbing for washing machine, four w/c centre spotlights, double glazed window to rear, double glazed door for access to the garden.

BEDROOM ONE



A casement window to front with shutters above, radiator, laminate flooring, picture rail, coved ceiling, centre light point.

BEDROOM TWO



A double glazed window to rear, radiator, two centre light points, laminate flooring.

BATHROOM



A three piece bathroom suite comprising panel enclosed bath with mixer taps and shower attachemnet, glass shower screen, vanity wash hand basin with extensive storage space, low flush w/c, casement frosted window to the side, half tiled walls, laminate flooring, centre light point.

EXTENAL ACCESS TO THE SECOND FLOOR

A staircase to the side of the property to the first floor.

ENTRANCE

A wooden front door with leaded light multi pained glass insert to an open plan.

OPEN PLAN LOUNGE



A dual aspect room with double glazed windows to side and rear, radiator, coved ceiling, centre light point, access to loft via hatch. steps to a half landing.

HALF LANDING

Stairs to a half landing radiator, door to bathroom.

SECOND LOUNGE



A bay window to front, open fireplace with wooden mantle and marble effect hearth, radiator, picture rail, coved ceiling, ornate centre ceiling rose, centre light point

BEDROOM



Four casement windows to front with fanlights, coved ceiling, centre light point.

BATHROOM



A three piece suite comprising panel enclosed bath with a wall mounted electric shower above, pedestal wash hand basin, low flush w/c, two double glazed windows to rear, tiled walls, radiator, no slip flooring, two centre light points.

FITTED KITCHEN



Fitted with a range of eye and base units, roll top work surface, built in four ring hole, built in oven, extractor fan

over, single sink unit with stainless steel drainer and mixer taps, plumbing for washing machine, double glazed window to rear, three way centre spotlight, vinyl flooring, space for a free standing fridge freezer, open plan with breakfast area.

REAR GARDEN



A southerly aspect walled rear garden on a large corner plot. A substantial sized paved patio area, outside tap and lighting, side access via a lockable gate, a large decking area with a detached summer house, gate to the rear garages and driveway.

DETACHED GARAGES

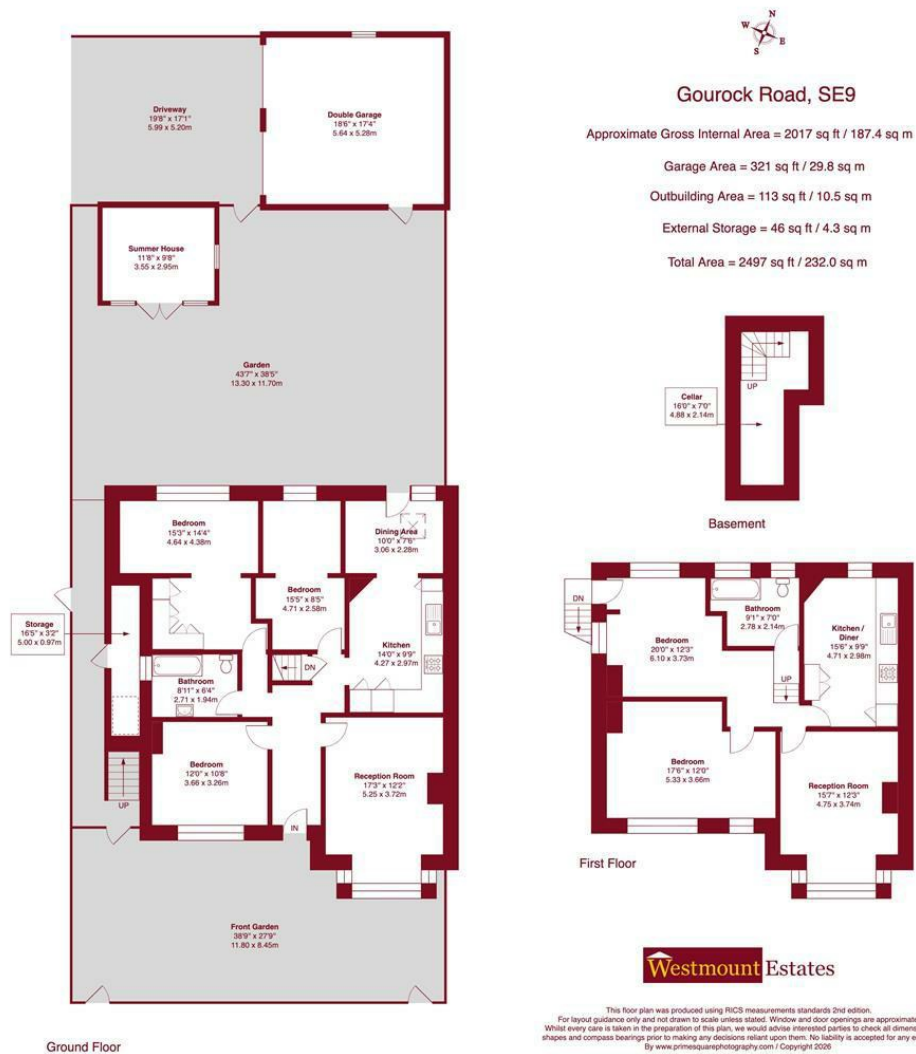


A detached double garage with one up and over door and one double doors, personal door for access to the garden, parking for multi vehicles.

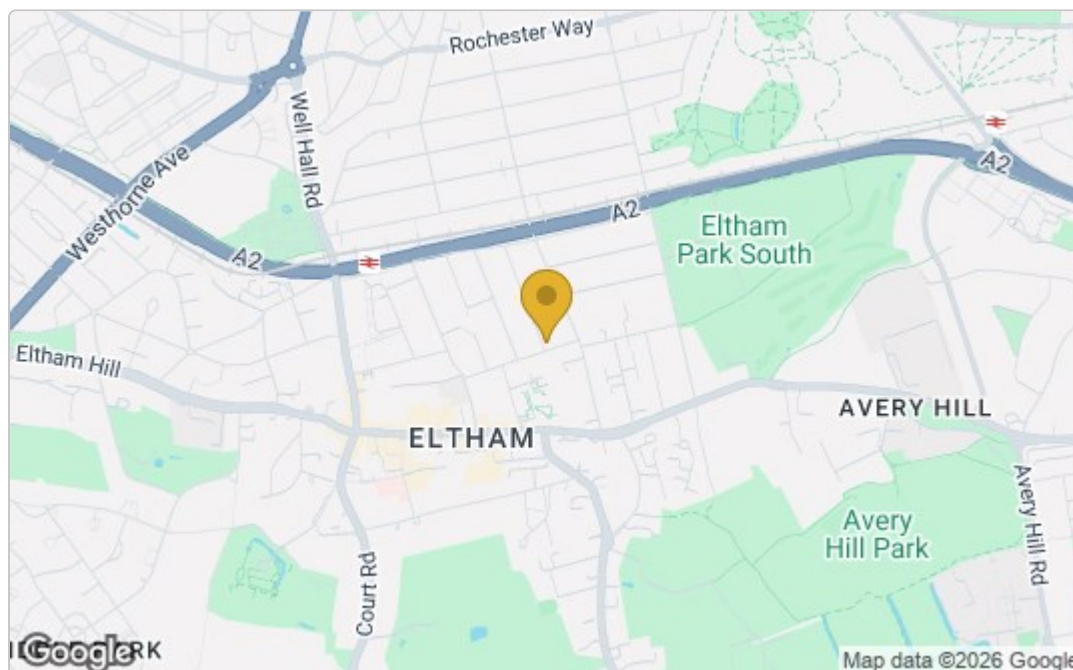
FRONTAGE

A brick retaining wall, a large corner plot, laid to lawn with pathway to both entrances, mature shrubs and flower borders.

Floor Plan



Area Map



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

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