



344 Westmount Road, London, SE9 1NW

Asking Price £450,000

Westmount Estates are pleased to present to the market for sale this THREE bedroom mid terrace family home. Internally the property is arranged to provide a spacious reception room, open plan kitchen/dining room, THREE bedrooms and bathroom. To the rear of the property is a private rear garden with rear access and shed with power and light whilst the frontage offers off street parking for one vehicle. Ideally situated for access back to Eltham mainline train station along with numerous bus routes servicing the local rear and beyond. Offered to the market with NO FORWARD CHAIN. EPC rating D, council tax Greenwich band D. Freehold.



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ENTRANCE PORCH

Partly glazed double doors leading to entrance porch, wall light, tiled flooring, entrance door with stained glass window.

RECEPTION ROOM

Double glazed bay window to front, inset ceiling spot light, centre light point, gas fire with wooden mantle over, two radiators, stairway to first floor level, glazed double doors leading to dining room/kitchen.

KITCHEN/DINING ROOM

Fitted with a matching range of wall and base units with work surface over and ceramic one and a half bowl sink and drainer with chefs mixer tap. Built in electric oven and four ring electric hob with extractor hood over. Space for washing machine, dishwasher and double door fridge freezer. Double glazed window to rear, double glazed double doors to rear garden, under stairs storage cupboard, two centre light points, .

FIRST FLOOR LANDING

Access to loft, doors to all rooms, built in storage cupboard housing wall mounted boiler, Stripped wooden floor boards.

BEDROOM ONE

Double glazed bay window to front, centre light point, radiator, stripped wooden floor boards.

BEDROOM TWO

Double glazed window to rear, centre light point, radiator, stripped wooden floor boards.

BEDROOM THREE

Double glazed window to front, centre light point, radiator, stripped wooden floor boards.

BATHROOM

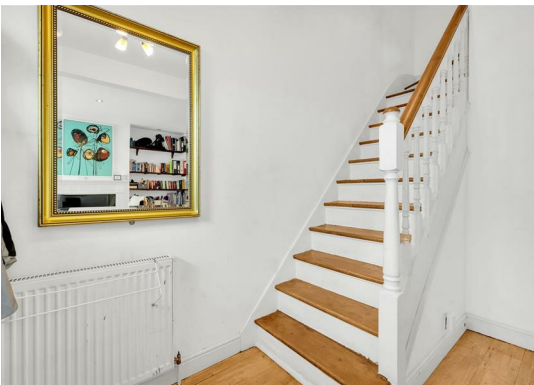
Fitted three piece suite comprising: panelled bath with telephone style mixer tap and electric shower over, vanity wash hand basin with mixer tap and low level flush W.C. Double glazed window to rear, heated towel rail, partly tiled walls, painted floor boards.

REAR GARDEN

Staged rear garden with lawn areas, rear access, patio leading from house shed with power and light to the rear of the property.

FRONT GARDEN

Off street parking for one vehicle, laid to lawn, path leading to front door.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A		88	(91-95) A		
(81-90) B			(86-90) B		
(69-80) C			(81-85) C		
(55-68) D			(76-80) D		
(43-54) E			(71-75) E		
(31-42) F			(66-70) F		
(21-30) G			(61-65) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.