

Westmount Estates



Riefeld Road, London, SE9 2QA

Asking Price £650,000

Located in the Heart of Eltham Heights is this spacious THREE bedroom semi detached family home. The property has been in the same family since the late 70's and offers a fantastic opportunity to its new owners as a lovely family home. Internally as the floor plan suggests the property is arranged to provide a reception room, dining room and kitchen to the ground floor with THREE spacious bedrooms, family bathroom with three piece suite and additional separate W.C to the first floor. At the rear of the property is a low maintenance, well maintained south west facing garden. Additional benefits to tempt include a detached garage to the side and scope for a side addition (STPP). Offered to the market with No FORWARD CHAIN. Viewings by appointment only. EPC rating D. Council tax Greenwich band F. Freehold.

ENTRANCE PORCH

Leaded light double glazed sliding door leading to entrance porch with leaded light windows to either side, wall light, tiled flooring.

ENTRANCE HALL



Wooden entrance door leading to entrance hall, leaded light frosted window to side of door. Centre light point with ornate ceiling rose, coving to ceiling, carpeted stairs to first floor level, under stairs storage cupboard, radiator, built in storage cupboard, laminate flooring.

RECEPTION ROOM 15'7" x 13'6" (4.76 x 4.13)



Double glazed leaded light window to front, centre light point with ornate ceiling rose, gas fire (untested) with marble surround and mantle over, coving to ceiling, radiator, carpet as laid.

DINING ROOM 13'5" x 12'0" (4.09 x 3.66)



Double glazed sliding patio doors to rear leading to garden, centre light point with ornate ceiling rose, coving to ceiling, two radiators, laminate flooring.

KITCHEN 13'1" x 7'4" (4.00 x 2.24)



Fitted with a matching range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap. Built in electric oven and four ring gas hob with extractor hood over. Space for washing machine. Double glazed window to rear, double glazed door to side with frosted glass. Built in storage cupboard, partly tiled walls, laminate flooring.

FIRST FLOOR LANDING



Access to loft, doors to all rooms, built in storage cupboard housing immersion heater, double glazed leaded light window to side, carpet as laid.

BEDROOM ONE 15'8" x 11'8" (4.79 x 3.57)



Double glazed leaded light bay window to front, centre light point, built in floor to ceiling wardrobes to one wall, radiator, carpet as laid.

BEDROOM TWO 13'6" x 11'8" (4.12 x 3.57)



Double glazed window to rear, centre light point, built in floor to ceiling wardrobes along one wall, radiator, carpet as laid.

BEDROOM THREE 10'7" x 7'5" (3.24 x 2.27)



Double glazed window to rear, centre light point, built in floor to ceiling wardrobe, radiator, carpet as laid.

BATHROOM 7'5" x 6'1" (2.27 x 1.87)



Fitted three piece suite comprising: paneled bath with mixer tap including shower attachment and glass folding shower screen, pedestal wash basin and low level flush W.C. Frosted double glazed leaded light window to front, tiled walls, radiator, centre light point, vinyl flooring.

REAR GARDEN 83'9" x 31'5" (25.55 x 9.60)



Patio area leading from property, mainly laid to lawn, flower and shrub borders.

DETACHED GARAGE 15'7" x 7'5" (4.76 x 2.28)



Up and over door to front, power and light, door to rear leading to rear garden.

FRONT GARDEN

Off street parking for two vehicles, laid to lawn, flower and shrub borders.

DRONE



Floor Plan

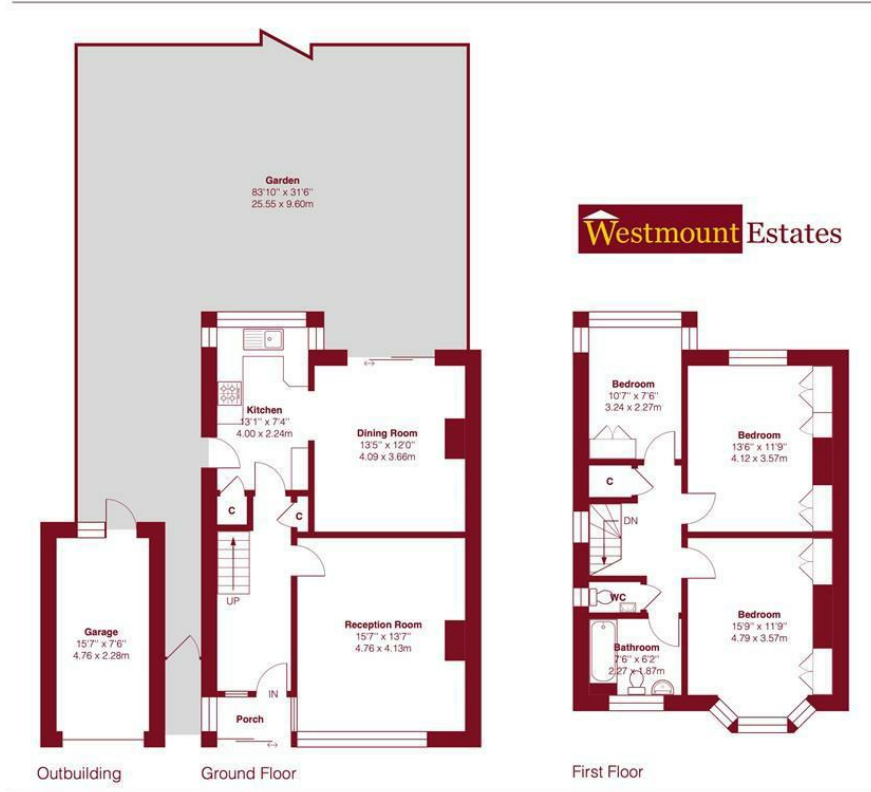
Riefeld Road, SE9



Approximate Gross Internal Area = 1172 sq ft / 108.9 sq m

Garage Area = 125 sq ft / 11.7 sq m

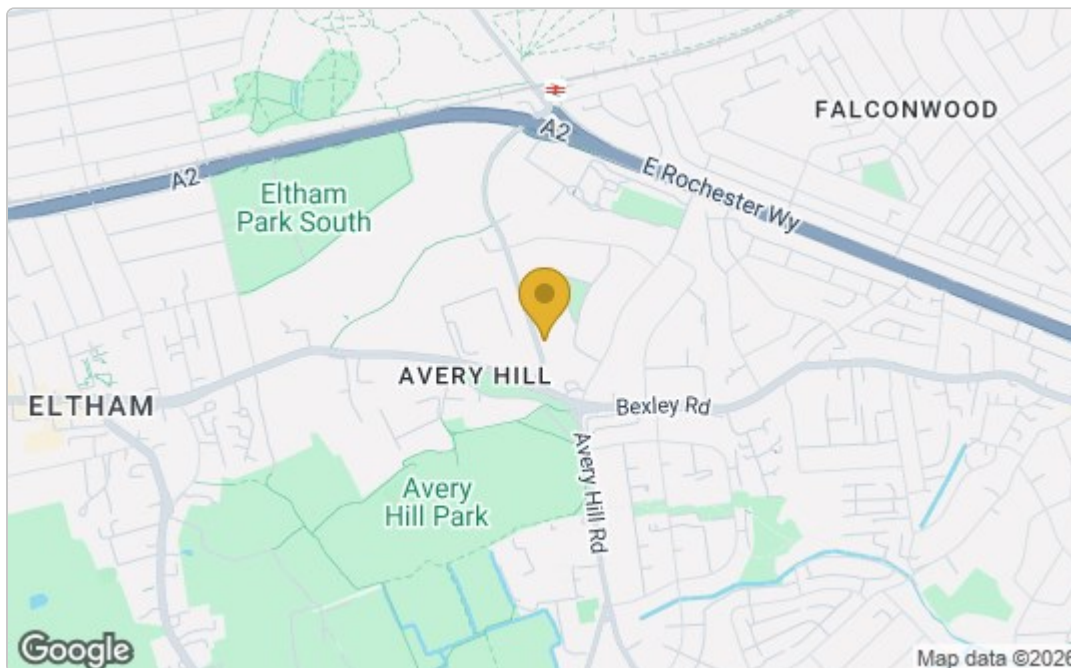
Approximate Total Area = 1288 sq ft / 119.7 sq m





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>77</p> <p>60</p>	
<p>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p>		<p>EU Directive 2002/91/EC</p> 	
<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> 	

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