

Westmount Estates



Greenholm Road, London, SE9 1UH

Asking Price £999,999

Offered with no forward chain comes this FOUR bedroom double fronted 'Corbett' family home. Internally the accommodation comprises of two separate reception rooms, fitted kitchen and dining area, conservatory and a ground floor w/c. To the first floor there are four well appointed bedrooms and a family bathroom. To the loft there is a cleverly adapted room ideal for a hobbies room. To the rear there is a well stocked garden which is walled to three sides. A block paved driveway to the front for off road parking. Conveniently located just a short stroll from Eltham High Street offering an array of local bars and eateries to suit all tastes as well as Eltham mainline station boasting a fast and frequent service to and from multiple London Terminus including London Bridge, London Victoria, Waterloo East and Charing Cross. Greenholm Road is well positioned to offer access back to all of the fantastic primary schools the area has to offer including St Mary's Catholic primary school, Eltham COE and The Gordon in its grand period building built circa 1904. Open spaces are aplenty at Eltham Park North and South as well as Oxleas Meadows and Oxleas Woods is a pleasure to visit locally come rain or shine. Greenwich council tax band F. EPC rating TBA

ENTRANCE PORCH

Glazed UPVC double glazed door to enclosed entrance hall with double glaze window above and courtesy light and then a wooden starburst glass insert door to enter to hallway

ENTRANCE HALL



Stairs to first floor, Parquet flooring, radiator, picture rail, ornate coved cornice, centre ceiling rose, and door to an inner lobby.

INNER LOBBY

An inner lobby, door to a dry seller, a double glazed door to a second inner lobby area, door to downstairs w/c, and conservatory.

CELLAR

Stairs to a dry cellar for storage, power and lighting and meter points.

GROUND FLOOR BATHROOM

Double glazed window to rear, low flush WC and then a walk in wall mounted shower with tiled enclosed and glass screen and suspended wash hand basin with laminate flooring and centre light point.

LOUNGE



A double glazed bay window to front, radiator, open fireplace with wooden mantle and tiled hearth, ornate coved cornice, picture rail, centre light point, double glazed patio doors for access to the conservatory,

bespoke dresser with inbuilt shelving and storage cupboards under, second radiator.

SECOND RECEPTION ROOM



A double glazed bay window to front, radiator, laminate flooring, picture rail, ornate coved cornice, centre ceiling rose, bespoke built dresser, two radiators, door to kitchen.

KITCHEN



A fitted kitchen with a range of eye and base units, roll top work surface with a built in double oven, four ring gas hob and extractor fan over, double glazed windows to rear, butler sink unit with mixer taps, space for a free standing fridge freezer, double glazed to side, space for a dining table, radiator, picture rail, centre light point.

CONSERVATORY



Half pitched conservatory roof conservatory laminate flooring double glaze windows to rear inside French patio doors for access to garden.

HALF LANDING

A dog-leg staircase to a half landing, leaded light window to rear, second staircase to the landing, ornate coved cornice, centre light point.

BEDROOM ONE



A double glazed bay window to front, a feature cast iron fireplace with marble surround and mantle, radiator, laminate flooring, ornate coved cornice, centre light point.

BEDROOM TWO



A double glazed bay window to front, second double glazed window, radiator, blocked fireplace, ornate coved cornice, two centre light points.

BEDROOM THREE



A double glazed window to rear, range built-in wardrobes with storage cupboards above and a cleverly adapted staircase to a loft room, radiator, laminate flooring, centre light point.

BEDROOM FOUR



A double glazed window to rear, radiator, picture rail, centre light point.

BATHROOM



A walk in double width power shower with glass screen, pedestal wash hand basin, low flush w/c, tiled walls, double glazed window to rear, suspended ceiling, towel rail radiator.

LOFT ROOM

Two double glazed Velux windows to rear, eaves storage space, centre light point.

REAR GARDEN

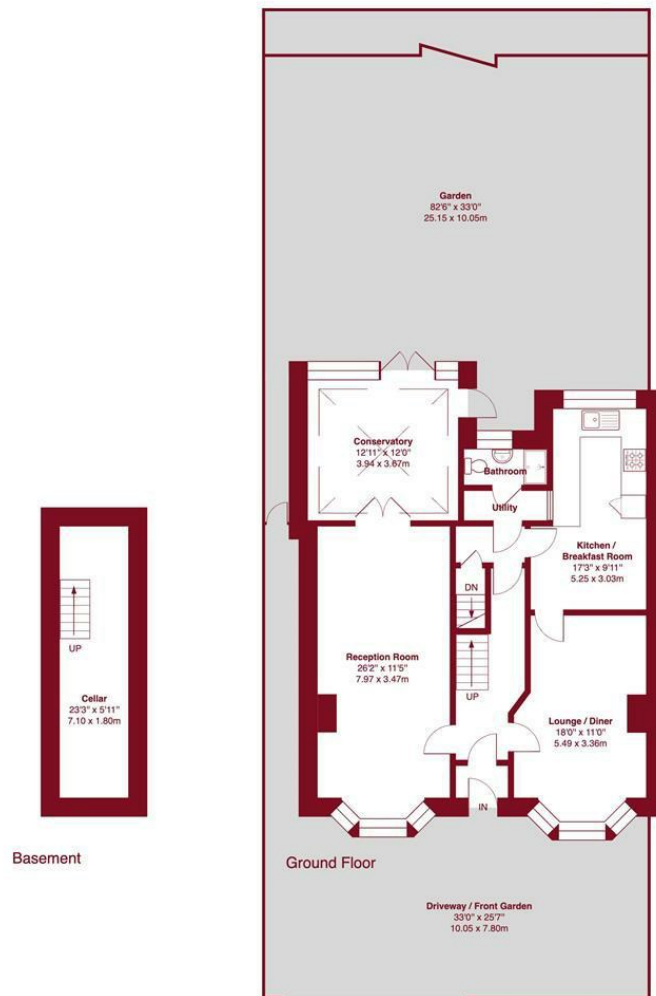


A walled garden to three sides, paved patio area, side access via an enclosed lockable gate, mature shrubs and flower borders, three mature apple tree's and a Victorian plumb tree, ornamental garden pond with rockery, a detached timber shed.

FRONTAGE

A block paved driveway with mature shrubs and flower borders, access to the side via a lockable gate.

Floor Plan



Greenholm Road, SE9

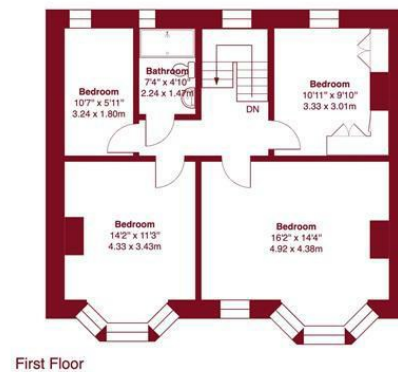
Approximate Gross Internal Area = 1650 sq ft / 153.3 sq m

Basement Area = 137 sq ft / 12.8 sq m

Total Area = 1787 sq ft / 166.1 sq m

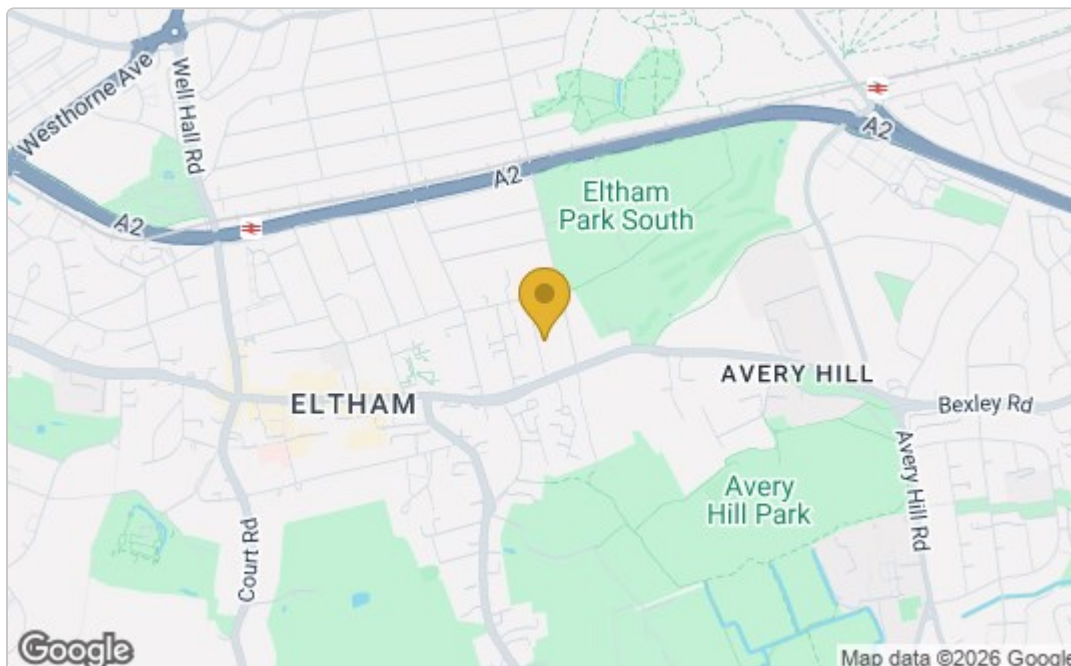


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This floor plan was produced using RICS measurements standards 2nd edition.
This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this 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
<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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