



## **8 Crookston Road, London, SE9 1YB**

### **Asking Price £690,000**

Westmount Estates have the pleasure of bringing to the market this spacious THREE bedroom mid terrace family home located in this sought after street within Eltham SE9. Internally the property boasts: front reception room, dining room which is semi open plan to the kitchen and conservatory to the ground floor there is also the additional benefit of a basement. to the first floor there are three spacious bedrooms and family bathroom. To the rear of the property is a mature south facing private rear garden. Crookston Road is well located to allow access to Oxleas Woods, Jack Wood and Castle Wood and is within striking distance to the Ofsted outstanding Deansfield Primary School, and a five minute walk to Gordon School. Freehold. Council tax Greenwich band D. Awaiting EPC.



# Crookston Road, London, SE9 1YB

## ENTRANCE PORCH

Wooden partly glazed entrance door with windows to side of door, wall light, tiled flooring.

## ENTRANCE HALL

Wooden entrance door with frosted glass, centre light point with ornate ceiling rose, coving to ceiling, carpeted stairs to first floor, under stairs storage cupboard with access to basement, radiator, bamboo flooring.

## BASEMENT

## RECEPTION ROOM

Double glazed bay window to front, centre light point, shelving to both alcoves, three radiators (within bay window) bamboo flooring.

## DINING ROOM

Inset ceiling spotlights, centre light point, display shelving to both alcoves, opening to conservatory, bamboo flooring.

## KITCHEN

Fitted with a matching range of base units with worktop over, one and a half bowl ceramic sink and drainer with mixer tap. Built in electric oven and four ring electric hob with extractor hood over. Integrated dishwasher. Space for fridge freezer. Inset ceiling spotlights, partly tiled walls, tiled flooring.

## CONSERVATORY

Double glazed patio doors to rear leading to garden with double glazed windows to side of door and to the right hand side. Exposed brick wall, built in storage cupboard housing wall mounted boiler and space for washing machine. Radiator, tiled flooring.

## GROUND FLOOR OUTSIDE W.C.

Low level flush W.C and wall hung corner wash hand basin.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

Triple glazed window to front, inset ceiling spotlights, built in storage cupboard, radiator, carpet as laid.

## BEDROOM TWO

Triple glazed window to rear, inset ceiling spotlights, built in wardrobes along one wall, radiator, carpet as laid.

## BEDROOM THREE

## BATHROOM

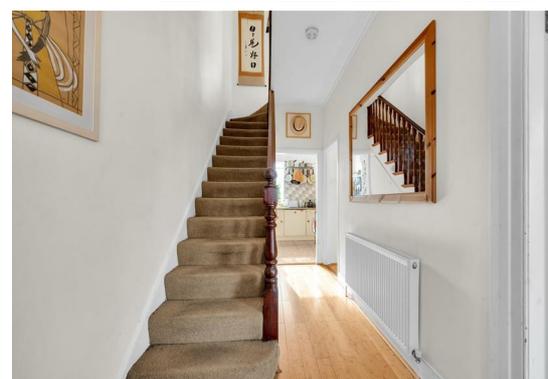
Three piece suite comprising: Claw foot bath with central telephone style mixer taps, wash hand basin and low level flush W.C. Frosted triple glazed window to rear, inset ceiling spotlights, heated towel rail, partly tiled walls, tiled flooring.

## FRONT GARDEN

Crazy paved frontage, entrance gate.

## REAR GARDEN

Patio to rear with steps down into the main area of the garden. Additional patio area, mature trees and shrubs, shed. Outside w/c.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
70	86		

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.