Westmount Estates









Heatherbank, Eltham, SE9 1NN

Asking Price £770,000

A beautifully presented FOUR bedroom extended semi detached family home located in this quiet sought after road within Eltham SE9. Internally the accommodation comprises: reception room, an open plan fitted kitchen with breakfast bar and dining area, play room and W.C. to the ground floor. To the first floor there are THREE double bedrooms, the master boasting an en-suite shower room, a fourth bedroom and family bathroom. The garden to the rear has been tastefully landscaped by the current owners and boasts a dining area with pergola and soft seating area for relaxing. Off road parking is at the front of the property. Ideally situated for both Deansfield and Gordon primary schools, access to Eltham mainline train station which offers a fast and frequent service into central London and local bus routes to the Elizabeth line accessed at Woolwich. Greenwich council tax band E. EPC rating D. Freehold.

ENCLOSED ENTRANCE PORCH

A glazed door to an enclosed entrance porch, wooden door with glass insert to entrance hall.

ENTRANCE HALL



A double glazed window to side with leaded light fan light, centre light point, carpeted stairs to first floor level, under stairs storage cupboard, wooden flooring.

RECEPTION ROOM



A double glazed bay window to front with leaded light fan lights, a feature cast iron living flame gas fire with tiled insert granite effect hearth and wooden mantle, built in shelving and low level storage cupboards to both alcoves, radiator, centre light point, wooden flooring.

DOWNSTAIRS W.C



A low flush W.C., vanity wash hand basin, centre light, concealed storage area under stairs, tiled flooring.

KITCHEN BREAKFAST ROOM



Fitted with a matching range of wall and base units with quartz worktop space over, sunken ceramic one and a half bowl sink unit with integrated drainer and mixer tap. Space for washing machine, space for fridge freezer. Built in oven and microwave Integrated slimline dishwasher, four ring induction hob with extra extractor hood over. Inset ceiling spotlights, double glazed window to rear, radiator, herringbone wood flooring.

DINING ROOM



Open plan dining area to the kitchen, integrated window seat with double glazed window to rear, built in storage cupboard, double glazed bifold doors to rear leading to garden. Inset ceiling spotlights, radiator, herringbone wood flooring.

PLAY ROOM

Double glazed window to front, radiator, herringbone wood flooring, centre light point, built in display shelving unit to one wall.

FIRST FLOOR LANDING

Access to loft, doors to all rooms, carpet as laid.

BEDROOM TWO



Double glazed bay window to front with leaded light fan light windows, radiator, built in wardrobes, picture rail, centre light point, carpet as laid.

BEDROOM THREE



Double glazed window to rear, radiator, picture rail, centre light point, carpet as laid.

BEDROOM FOUR



Double glazed window to front, centre light point, picture rail, radiator, carpet as laid.

MASTER BEDROOM



Double glazed window to front and rear, two radiators, picture rail, centre light point, door to en-suite shower room.

EN-SUITE SHOWER ROOM



Fitted with a three-piece suite comprising walk-in shower cubicle with glass sliding doors, vanity wash hand basin with mixer tap and low-level flush WC. Inset seating spotlights frosted double glazed window to rear. Built in storage cupboard housing wall mounted boiler, built-in display shelving and storage cupboard, partly tile walls, tiled flooring.

FAMILY BATHROOM



A modern fitted bathroom with three-piece suite comprising paneled bath with mixer tap and shower over and glass shower screen, vanity wash hand basin with mixer tap and low-level flush WC. Frosted double glazed window to rear with leaded light fan light., heated towel rail, partly tiled walls, tiled flooring.

REAR GARDEN

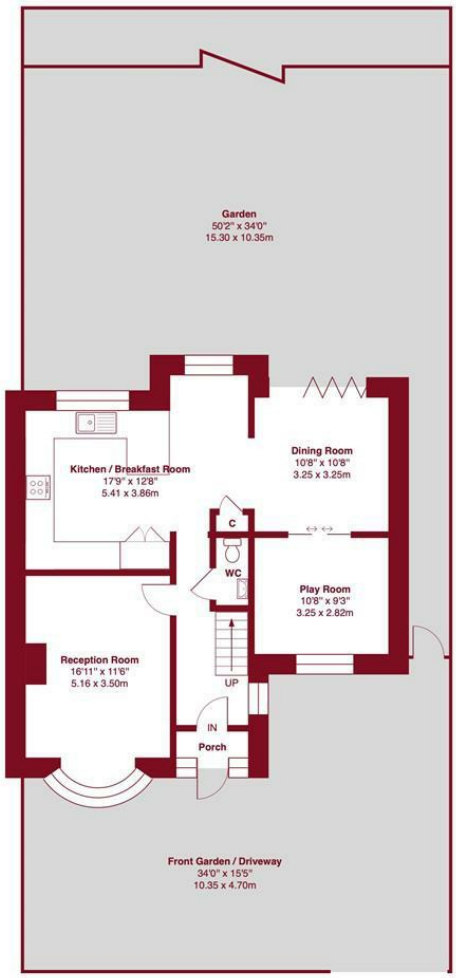


A beautifully landscaped private rear garden with a paved patio area leading from the rear of the property with a paved seating area with pergola. Steps down to a lawn area with flower and shrub borders, soft seating area, Side access. Storage shed.

FRONTAGE

A brick retaining wall with raised flower borders, crazy paved driveway for off road parking.

Floor Plan



Ground Floor

Heatherbank, SE9

Approximate Gross Internal Area = 1498 sq ft / 139.1 sq m

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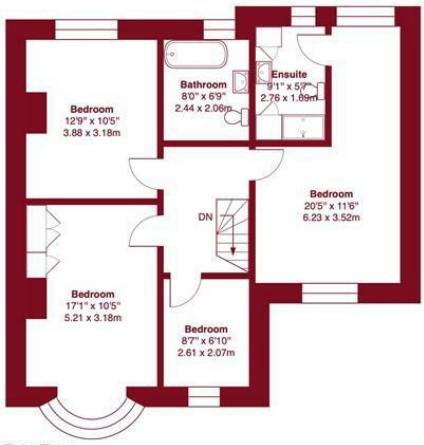

First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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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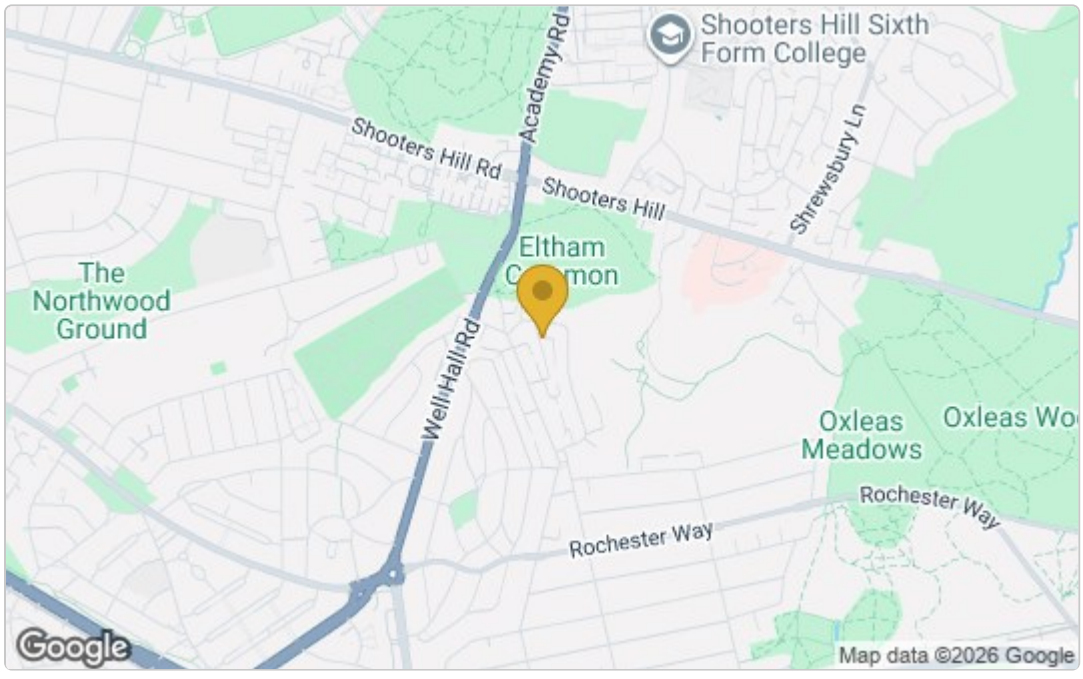
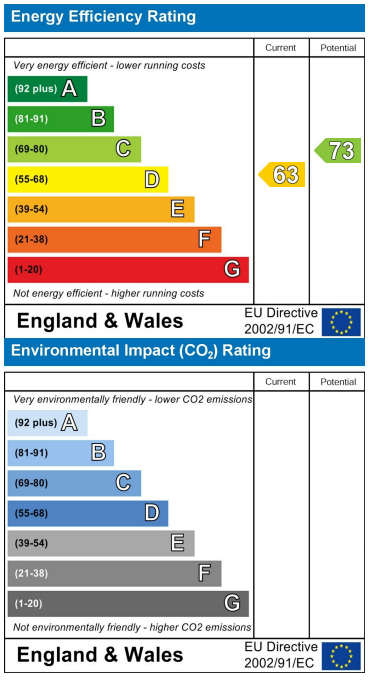
Area Map



Energy Efficiency Graph



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