

# Westmount Estates



Reynolds Place, London, SE3 8SX

**Asking Price £645,000**

A beautifully presented TWO bedroom mid terrace home situated in the heart of Blackheath SE3. Internally the property has been lovingly maintained by the current owners. As the floor plan suggests the property is arranged to provide: A spacious open plan kitchen/dining room, large kitchen with plentiful worksurfaces and full height bi-fold doors allowing ample natural light and a W.C/utility room to the ground floor, to the half landing is a large bathroom with four piece suite with TWO double bedrooms on the first floor. To the rear of the property is a well maintained low maintenance private garden with rear access. Freehold. EPC rating D. Council tax Greenwich band D.



## ENTRANCE WAY

Wooden entrance door, centre light point, vinyl flooring

## RECEPTION ROOM



Double glazed sash window to front, centre light point, covered radiator, picture rail, cast iron feature fireplace with mantle over, built in storage units, stripped wooden flooring.

## DINING ROOM



Sash window to rear overlooking kitchen, centre light point, covered radiator, carpeted stairs to 1st floor level, under stairs storage cupboard, stripped wooden flooring, door through to kitchen.

## KITCHEN



Fitted with a matching range of wall and base unit with wooden worksurface over, one and a half bowl ceramic sink and drainer with mixer tap, built in electric oven and four ring gas hob with stainless steel extractor hood over, integrated fridge freezer. Velux roof window, bifold doors to both rear and side leading to garden, door through the ground floor WC / utility room. Inset ceiling spotlights, party tiled walls, tiled flooring.

## GROUND FLOOR W.C./UTILITY ROOM

Double glazed frosted sash window to rear, inset ceiling spotlights, space for under counter washing machine and tumble dryer with work surface over, low-level flush WC, wall mounted wash hand basin with local tiling behind, tiled flooring.

## FIRST FLOOR HALF LANDING

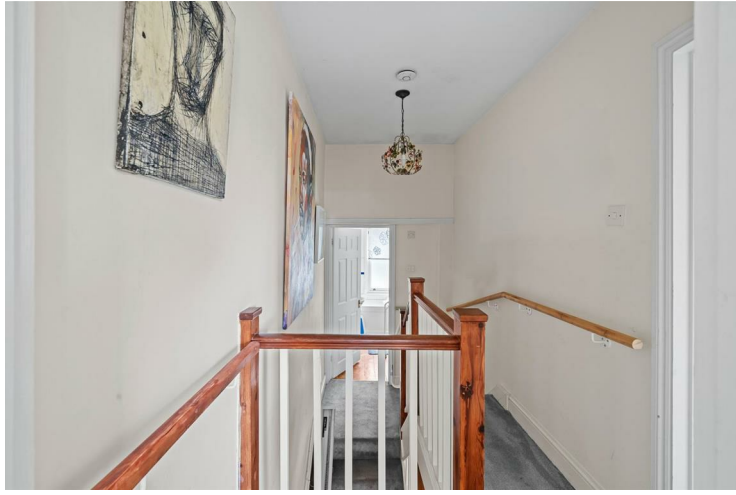
Centre light point, doors to both bedrooms, carpet as laid.

## BATHROOM



Four piece suite comprising: panel bath with mixer tap, vanity wash hand basin with mixer tap, corner walk-in shower cubicle and low-level flush WC. Frosted sash window to rear, inset ceiling spotlights, partly to walls, strip wooded flooring.

## FIRST FLOOR LANDING



Access to loft, doors to both bedrooms, carpet has laid.

## BEDROOM ONE



Two sash windows to front, built in wardrobes, covered radiator, carpet as laid.

## BEDROOM TWO



Sash window to rear, centre light point, radiator, carpet has laid.

## REAR GARDEN



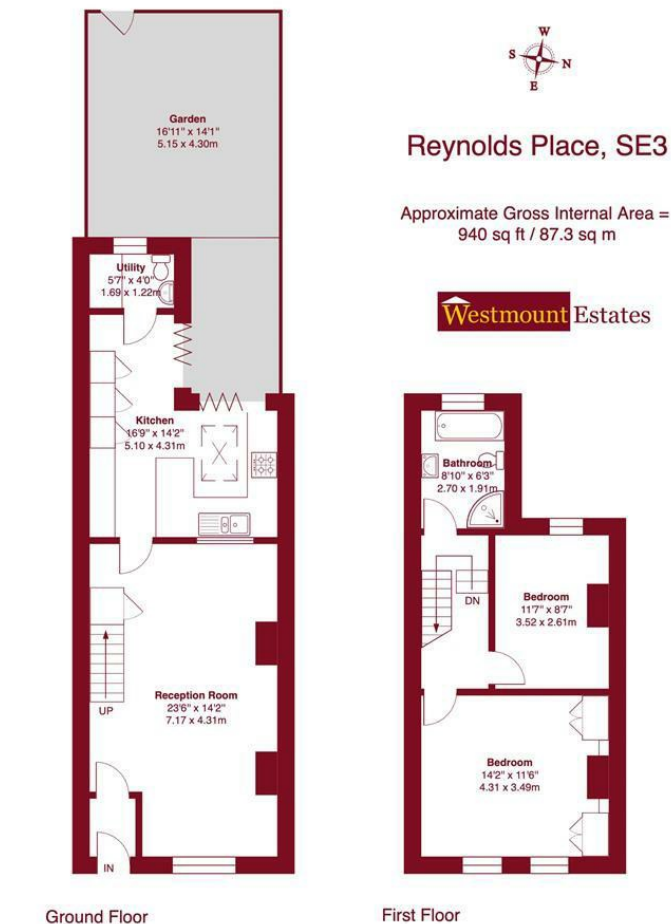
Patio area leading from house, laid to lawn, shed, rear access.

## FRONT GARDEN

Hardstanding patio frontage, wrought iron entrance gate brick wall



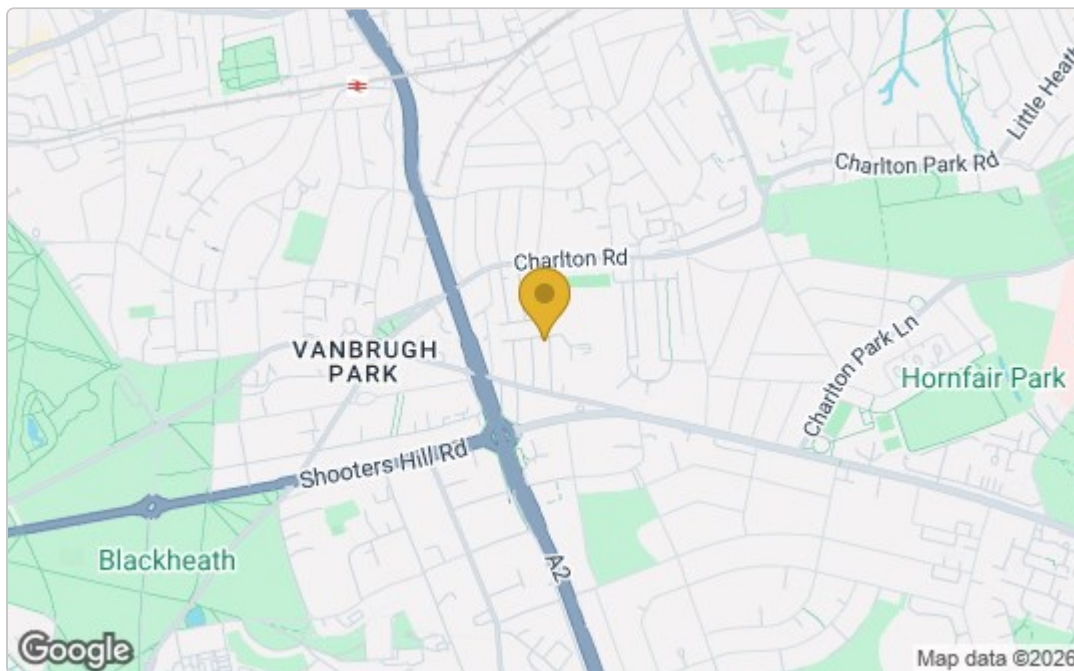
## Floor Plan



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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>                                       |  |                                                                                                                      |           |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |  | <p>EU Directive 2002/91/EC</p>  |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  |                                                                                                                      |           |
|                                                                                                                                                                                                                                                                                                                                    |  | Current                                                                                                              | Potential |
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  |                                                                                                                      |           |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |  | <p>EU Directive 2002/91/EC</p>  |           |

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