



## 456 Footscray Road, Eltham, SE9 3TU

### Asking Price £735,000

Westmount Estates are delighted to offer this extended and much improved FOUR bedroom semi detached family home. Internally to the ground floor the property boasts large airy rooms with a lounge, open plan kitchen and dining room and third reception. To the second floor there are three well appointed bedrooms and a family bathroom with four piece suite with a second staircase to the master bedroom which boasts a Juliette balcony, dressing room and en-suite facilities. The garden to the rear has a south westerly aspect with mature shrubs and flower borders with a garage to the side and off road parking to the front. Situated in the heart of New Eltham and with in the catchment area's of Wybourne and Dulverton primary schools, New Eltham mainline station (Zone 4) offering a fast and frequent service to numerous London Termini and an array of local shops within the village. Council council tax band E. EPC rating E . Freehold.





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## ENTRANCE PORCH

A double glazed leaded light fully enclosed entrance porch, inset spotlights, tiled walls and flooring, a wooden front door with beveled leaded light glass to the entrance hall.

## ENTRANCE HALL

Half wood paneled walls, stairs to the first floor, under stairs storage cupboard, radiator, double glazed window to front, laminate flooring, centre light point.

## LOUNGE

A double glazed bay leaded light window to front with stained glass fanlights, striped and polished wooden flooring, a feature cast iron fireplace with tiled insert and wooden mantle, half paneled walls, radiator, ornate coved cornice, ornate centre ceiling rose, centre light point.

## FITTED KITCHEN

A range of eye and base units, laminate work surface with tiled surround, floating island with a four ring hob, single sink unit with drainer and mixer taps, plumbing for washing machine and dishwasher, built in oven and microwave, space for a freestanding fridge freezer, double glazed leaded light window to rear with bespoke window shutters, door housing a large storage cupboard with wall mounted boiler, laminate flooring, radiator, open plan to a dining area.

## DINING AREA

An exposed feature chimney breast with log burner fire, archway to a third reception room. centre light point.

## THIRD RECEPTION

Double glazed windows to side and rear, French patio doors for access to the garden, laminate flooring, radiator, centre light point.

## LANDING

A dog-leg staircase to the first floor, double glazed frosted window to side with stained glass fanlight, wood flooring, a second staircase to the master bedroom, centre light point.

## BEDROOM TWO

A double glazed leaded light bay window to front with stained glass fanlights, floor to ceiling wardrobes with storage cupboards above, radiator, wood flooring, coved ceiling, centre light point.

## BEDROOM THREE

A double glazed window to rear with stained glass fanlights, radiator, two built in wardrobes to the recess, cast iron fireplace, wood flooring, centre light point.

## BEDROOM FOUR

A double glazed leaded light window to front with stained glass fanlight, radiator, dado rail, centre light point.

## FAMILY BATHROOM

A four piece suite comprising a panel enclosed bath with mixer taps, walk in fixed and detachable head shower with tiled insert and glass screen, vanity wash hand basin, low flush w/c, double glazed frosted window to rear with stained glass fanlights and bespoke window shutters, tiled flooring, radiator, extractor fan, towel rail radiator.

## SECOND LANDING

Stair to a second landing, double glazed Velux window to front, door to the master bedroom.

## MASTER BEDROOM

Two double glazed Velux windows to front, door to eaves storage area, double glazed French patio doors to a Juliette balcony, radiator, door to a large walk n wardrobe with inset spotlights, centre light point, door to en-suite bathroom.

## EN-SUITE BATHROOM

A fixed and detachable head shower , tiled insert and glass screen, pedestal wash hand basin, low flush w/c, double glazed frosted window to rear, tiled flooring, towel rail radiator, inset spotlights.

## REAR GARDEN

A large decking area with side access via a lockable gate, outside tap and lighting. The main garden is laid to lawn with mature shrubs and flower borders, a second decking area for additional seating, westerly aspect for sunshine.

## FRONTAGE

A block paved driveway for off road parking, raised flowerbeds, access to the share driveway via a lockable wrought iron gate, lockable gate to rear garden.

## GARAGE

A pitched roof garage with double doors, power and lighting, personal door to the garden, accessed via a share driveway.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Good	Poor	Very environmentally friendly - lower CO <sub>2</sub> emissions	Good	Poor
(91-100) <b>A</b>			(91-100) <b>A</b>		
(81-90) <b>B</b>			(81-90) <b>B</b>		
(71-80) <b>C</b>			(71-80) <b>C</b>		
(61-70) <b>D</b>			(61-70) <b>D</b>		
(51-60) <b>E</b>			(51-60) <b>E</b>		
(41-50) <b>F</b>			(41-50) <b>F</b>		
(31-40) <b>G</b>			(31-40) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.