



58 Felhampton Road, London, SE9 3NX

Asking Price £575,000

Offered to market chain free. Westmount estates have pleasure in offering this THREE bedroom semi detached family home. Internally the accommodation comprises of a sizable lounge, open plan kitchen and diner, pitched roof conservatory. To there first floor there are three well appointed bedrooms and family bathroom. The garden to the rear is private and larger than average with side access via a garage. Situated between New Eltham and Chislehurst with the sought after Montbelle Primary School within a short walk. EPC rating TBC. Greenwich borough Council tax band E.



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ENCLOSED ENTRANCE PORCH

A double glazed enclosed entrance porch with tiled floor, hardwood front door with frosted glass insert to the entrance hall.

ENTRANCE HALL

Stairs to first floor, cement frosted glass window to front, radiator, coved cornice, ornate centre ceiling rose, centre light point, under stairs storage cupboard.

LOUNGE

A double glazed bay window to front with leaded light fanlights, a feature gas coal effect coal fire with marble effect surround and wooden mantle, coved ceiling, ornate centre ceiling rose, centre light point, radiator.

SECOND RECEPTION

An L shaped reception room, double glazed French patio doors for access to the conservatory, double glazed windows either side, radiator, coved ceiling, ornate centre ceiling rose and centre light point, open to fitted kitchen.

FITTED KITCHEN

Fitted with a range of eye and base units, roll top work surface, built in oven, four ring gas hobs, extractor fan over, tiled surround, single sink unit with stainless steel drainer, island work surface with storage cupboards under, tiled flooring, four way centre spotlight, double le glazed window to rear, double glazed door for access to the garden, pantry area with tiled flooring and frosted glass casement window to side.

CONSERVATORY

A pitched roof double glazed conservatory with windows to side and rear, double glazed door to the garden, vinyl flooring.

LANDING

Stairs to first floor, double glazed frosted window to side, door housing a wall mounted boiler and storage area, access to loft via hatch, centre light point.

BEDROOM ONE

A double glazed bay window to front with leaded light fanlights, floor to ceiling wardrobes to one wall with storage cupboards above, dressing table, radiator, centre light point.

BEDROOM TWO

A double glazed window to rear, radiator, built in wardrobe with storage above, centre light point.

BEDROOM THREE

A double glazed window to front with leaded light fanlights, radiator, centre light point.

BATHROOM

A three piece suite comprising panel enclosed bath with mixer taps, wall mounted power shower with glass screen, pedestal wash hand basin, low flush w/c, two double glazed frosted windows to rear, inset spotlights, towel rail radiator, tiled walls, vinyl flooring.

REAR GARDEN

A larger than average garden with a paved patio area, outside tap, mature garden which is mainly laid to lawn with mature shrubs and flower borders. Personal door to the garage.

GARAGE

Double doors to the garage with power and lighting, personal door to the garden.

FRONTAGE

A brick retaining wall to front, laid to lawn, pathway to the front door, crazy paved driveway for off road parking.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Less energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions	Less environmentally friendly - higher CO ₂ emissions
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

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.