

Westmount Estates



Elibank Road, London, SE9 1QJ

Asking Price £625,000

Situated on a highly popular, tree-lined residential road, Westmount Estates are delighted to present this extended three-bedroom end-of-terrace 'Bilton' family home, offering spacious and versatile accommodation throughout. The ground floor comprises two separate reception rooms, an extended fitted kitchen and a convenient downstairs shower room. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC. Externally, the property benefits from a larger-than-average rear garden, with side access leading to a driveway providing valuable off-road parking.

Ideally located within walking distance of three sought-after schools, Eltham Park South, Eltham High Street and the mainline railway station, this property is perfectly positioned for families and commuters alike. Greenwich council tax band D. EPC tbc.

ENTRANCE

A wooden door with a bevelled glass leaded light insert to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, double glazed frosted window to front, laminate flooring, under stairs storage cupboard, radiator, picture rail, centre light point.

DOWNSTAIRS BATHROOM



A wall mounted shower with glass screen, vanity wash hand basin, low flush w/c, double glazed frosted window to side, extractor fan, tiled flooring, towel rail radiator, extractor fan.

LOUNGE



A double glazed bay window to front with bespoke window shutters, radiator, a feature open fireplace with a tiled surround and hearth, picture rail, centre light point.

SECOND RECEPTION



A feature cast iron open fire with tiled insert and wooden mantle, radiator, picture rail, archway to an extended kitchen.

FITTED KITCHEN



An extended fitted kitchen with a range of eye and base units, laminate work surface, one and a half sink unit with stainless steel drainer and mixer taps, double

glazed window to rear, two double glazed Velux windows for additional natural light, tiled flooring, built in double oven, four ring gas hob with glass splashback and extractor fan over, inset spotlights, two radiators, a feature floating island with breakfast bar area and storage cupboards, double glazed bi-folding doors for access to the garden.

LANDING

A dog-leg staircase to the first floor, double glazed frosted window to side, access to loft via hatch, centre light point.

BEDROOM ONE

A double glazed bay window to front with bespoke window shutters, radiator, open fire with tiled surround, picture rail, centre light point.

BEDROOM TWO

A double glazed window to rear with bespoke shutters, built in wardrobe, radiator, a feature open fireplace with tiled surround and wooden hearth, centre light point.

BEDROOM THREE

A double glazed window to front with bespoke window shutters, radiator, a wall mounted enclosed boiler, fitted radiator, centre light point.

BATHROOM



A wall mounted double width power shower with glass screen, vanity wash hand basin, double glazed frosted window to side, centre light point, towel rail radiator, vinyl flooring.

SEPARATE W.C

A low flush w/c, half tiled walls, double glazed frosted window to rear, vinyl flooring, radiator, centre light point, extractor fan.

REAR GARDEN



A side access via a lockable gate, outside tap, block paved patio area, laid to lawn with separate decking area for late afternoon sunshine, a detached timber shed.

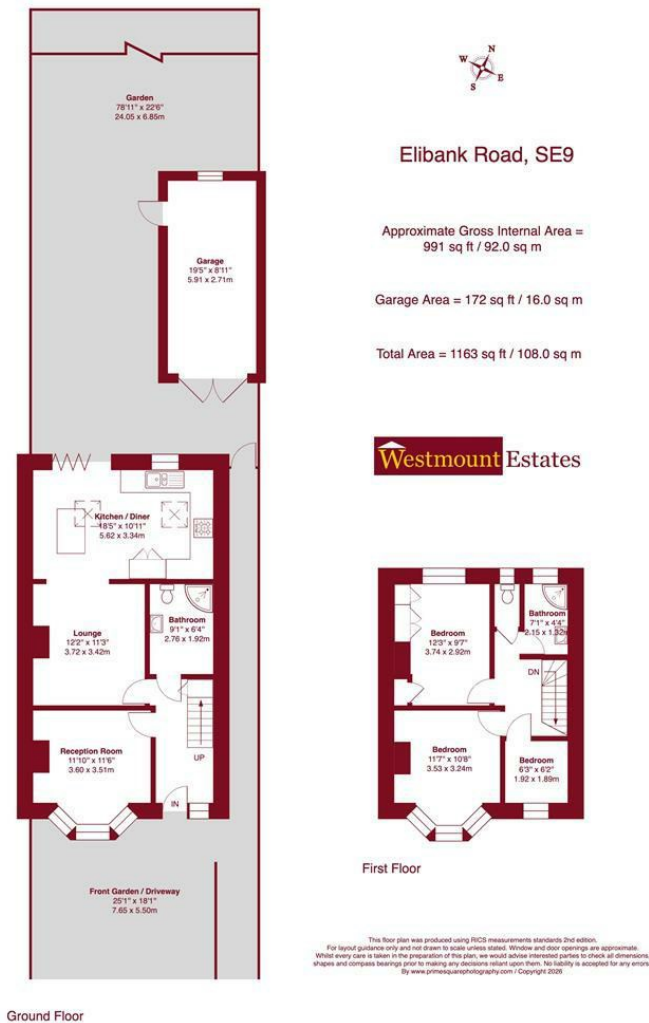
DETACHED GARAGE

An offset garage with double doors and a personal door to the garden. Accessed via a shared driveway.

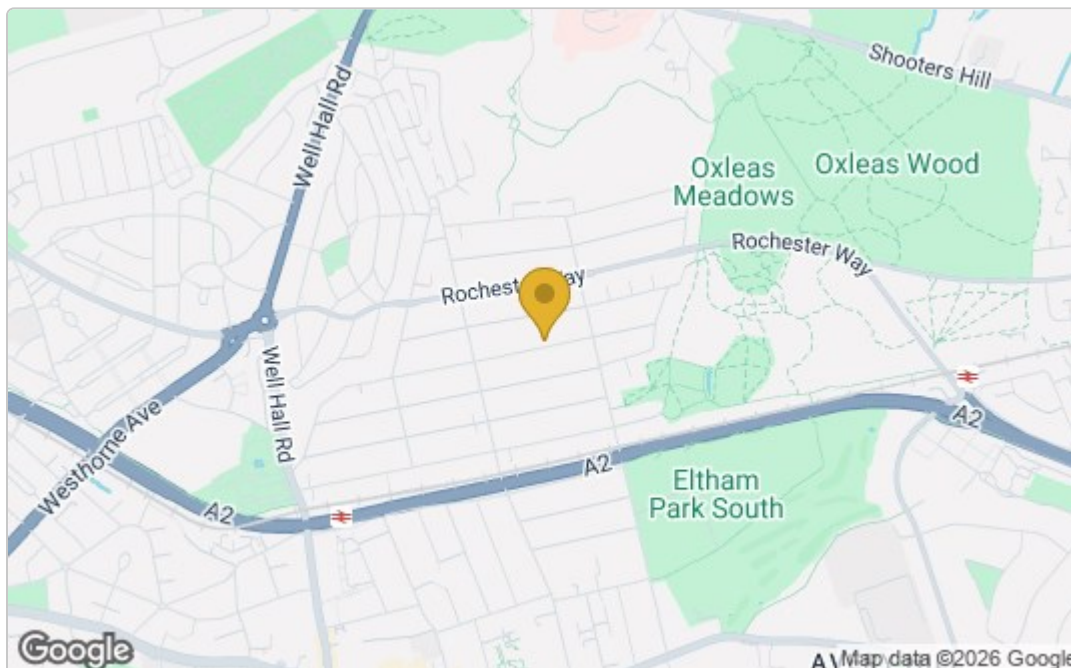
FRONTAGE

A block pave driveway for off road parking, side access via a shared driveway, pathway to front door.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	