

# Westmount Estates



Westmount Road, London, SE9 1XZ

**Offers In Excess Of £600,000**

Situated on this ever popular road comes this THREE bedroom unique END OF TERRACE family home. Originally built in the 'Corbett' design but having to be rebuilt after WW1 to the original footprint. Internally the accommodation comprises of a through lounge, fitted kitchen, conservatory and downstairs w/c. To the first floor there are three well appointed bedrooms with a four piece bathroom. To the rear of the property there is a private well kept garden with a detached garage. To the front there are off road parking for multi vehicles. EPC rating TBC. Greenwich council tax band D.

## ENTRANCE

A UPVC double glazed door with a frosted glass insert to the entrance hall.

## ENTRANCE HALL



Stairs to the first floor, radiator, under stairs storage cupboard, covered cornice, ornate centre ceiling rose with centre light point, second storage cupboard.

## LOUNGE



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

## SECOND RECEPTION



A double glazed door for access to the conservatory, double glazed window to rear, radiator, ornate covered cornice, ornate centre ceiling rose and centre light point, archway to the kitchen.

## FITTED KITCHEN



A range of eye and base units, roll top work surface with tiled surround, space for a range oven with extractor fan over, two and a half sink unit with mixer taps, plumbing for dishwasher, double glazed window to rear, inset spotlights, tiled flooring, space for an integrated fridge freezer.

## CONSERVATORY



A half brick and half double glazed conservatory, radiator, roll top work surface with plumbing for a washing machine and space for a tumble drier, wall mounted lights, door for side access lobby.

### LOBBY AREA

A door to w/c and side access with concealed storage area.

### DOWNSTAIRS W.C

A low flush w/c, radiator, pedestal wash hand basin, wall mounted light point.

### LANDING



A dog-leg staircase to the first floor, access to loft via hatch, centre light point.

## BEDROOM ONE



A double glazed bay window to front with leaded light fanlights, radiator, ornate centre ceiling rose and centre light point.

## BEDROOM TWO



A double glazed window to rear, radiator, ornate centre ceiling rose and centre light point.

## BEDROOM THREE



A larger than average room with a double glazed to front with leaded light fanlights, radiator, ornate centre ceiling rose and centre light point.

## **BATHROOM**



A four piece suite comprising wall mounted power shower and glass doors, tiled walls, vanity wash hand basin with roll top worksurface and storage cupboards under, bidet, high flush w/c, double glazed frosted window to rear, inset spotlights, extractor fan, towel rail radiator.

## **REAR GARDEN**



A privet garden mainly laid to lawn with a paved patio, outside light and tap.

## **DETACHED GARAGE**

An up and over door with lighting, casement window to side, personal door to the garden.

## **FRONTAGE**

Off road parking for multi vehicle parking, side access via a lockable door.

# Floor Plan



Westmount Road, SE9

Approximate Gross Internal Area = 1503 sq ft / 139.6 sq m

Garage Area = 166 sq ft / 15.4 sq m

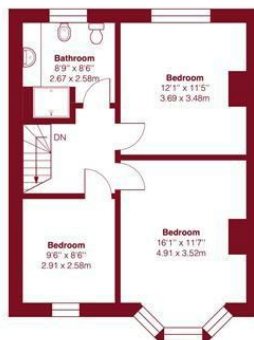
Approximate Total Area = 1643 sq ft / 152.6 sq m



Ground Floor



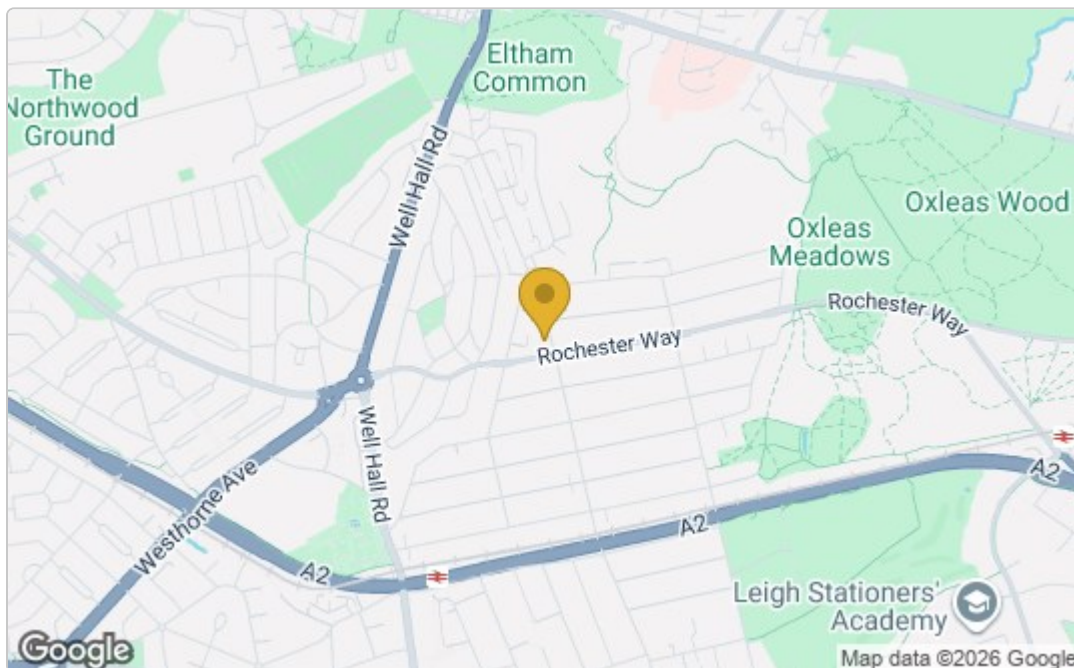
Outbuilding



First Floor

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. By www.Prime Square Photography.com / Copyright 2025

## Area Map



## Energy Efficiency Graph

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

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