

# Westmount Estates



Oakways, London, SE9 2PA

**Asking Price £550,000**

Offered to market with no forward chain. Westmount Estates have pleasure in offering this well presented THREE bedroom terraced family home. Situated on this quiet walk way within a cul de sac location. Internally the accommodation comprises of a sizeable lounge, open plan kitchen and dining area. To the first floor there are three well appointed bedrooms and a family bathroom. To the rear there is a private garden with rear access and a garage en block for parking. Situated just a short walk to Eltham High Street. EPC Rating D. Greenwich council tax band D.

### ENCLOSED ENTRANCE PORCH

A UPVC Double glazed door to an enclosed entrance porch, double glazed window to side, laminate flooring, built in storage cupboard, door to lounge.

### LOUNGE



A double glazed window to front, laminate flooring, radiator, inset spotlights, a feature gas coal effect fire with marble hearth, tiled surround and wooden mantle, stairs to first floor with under stairs storage cupboard with housing plumbing for washing machine, centre light point, archway to the dining room.

### DINING ROOM



Laminate flooring, double glazed French patio doors for access to the garden with double glazed windows either side, radiator, centre light point, open to the kitchen.

### FITTED KITCHEN



A modern fitted kitchen with a range of eye and base units, Granite work surface with a sunken butler sink with mixer taps and drainer, breakfast bar area, built in oven, four ring hob with extractor fan over, inset spotlights, laminate flooring, double glazed window to rear, integrated fridge freezer, integrated dishwasher.

### LANDING

Stairs to first floor, access to loft via hatch, cupboard housing wall mounted boiler and airing space, centre light point.

### BEDROOM ONE



A double glazed window to front, radiator, a range of fitted wardrobes to one wall, centre light point.

## BEDROOM TWO



A double glazed window to rear, radiator, fitted wardrobes to one wall, centre light point.

## BEDROOM THREE



A double glazed window to front, radiator, built in wardrobe over stairwell, centre light point.

## FAMILY BATHROOM



A three piece suite comprising panel enclosed bath with mixer taps and shower attachment, fixed and detached head shower with glass screen, vanity wash hand basin, low flush w/c, towel rail radiator, double glazed frosted window to rear, half tiled walls, inset spotlights, shaver point, tiled flooring.

## REAR GARDEN



A crazy paved patio area, outside tap and lighting, raised brick retaining wall to a lawn area with mature shrubs, pathway to the rear to a detached timber shed and rear access via a lockable gate.

## FRONTAGE

Laid to lawn with pathway to the entrance porch.

## GARAGE

A garage en block with an up and over door.

# Floor Plan

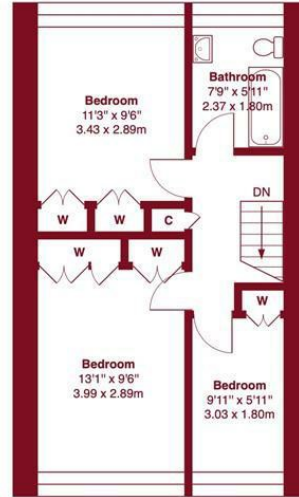


Ground Floor



## Oakways SE9

Approximate Gross Internal Area:  
899 sq ft / 83.5 sq m

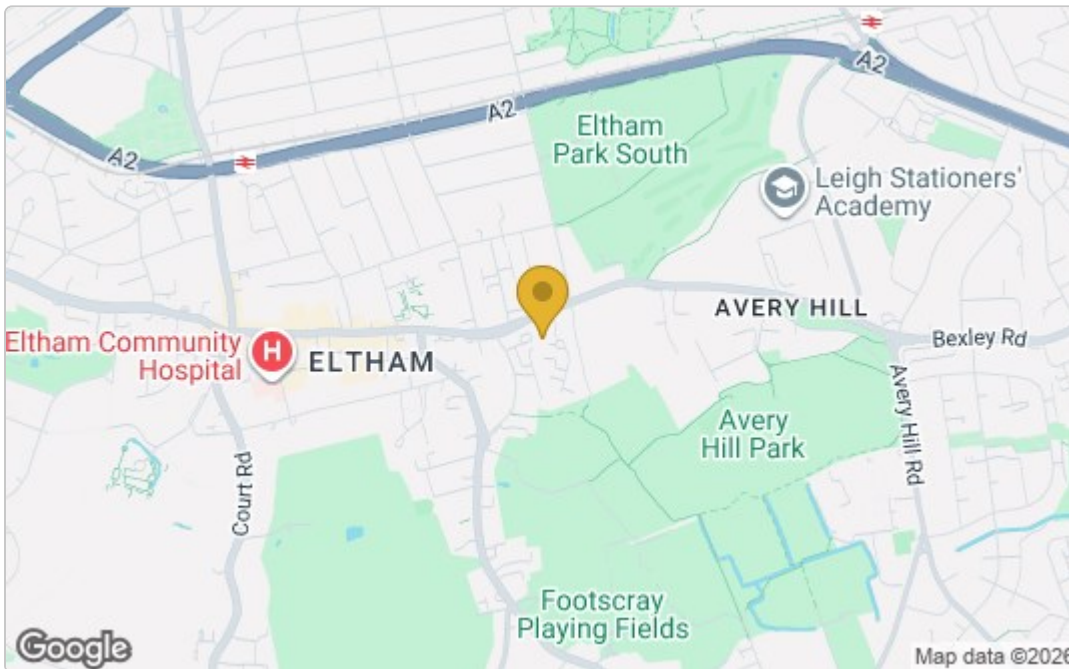


First Floor

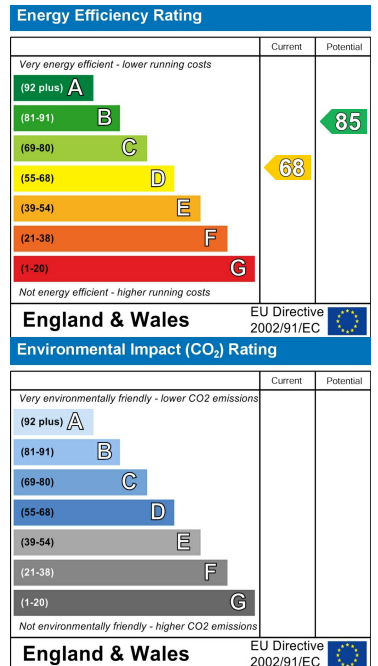


This floor plan was produced using RICS measurements standards 2nd edition.  
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,  
shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.  
By www.primetiquephotography.com / Copyright 2006

## Area Map



## Energy Efficiency Graph



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.