

Westmount Estates



Rochester Way, London, SE9 1RW

Asking Price £475,000

Offered to market with no forward chain comes this extended THREE bedroom end of terrace family home. Internally the accommodation to the ground floor comprises a lounge, second reception room that is open to a fitted kitchen and a wet room. To the first floor there is three well appointed bedrooms. The garden to the rear is private with a southerly aspect and side access. There is a brick built outhouse to the rear with power and lighting ideal for a home office or storage room. To the front there is off road parking. Greenwich council tax band D. EPC rating E.

ENTRANCE

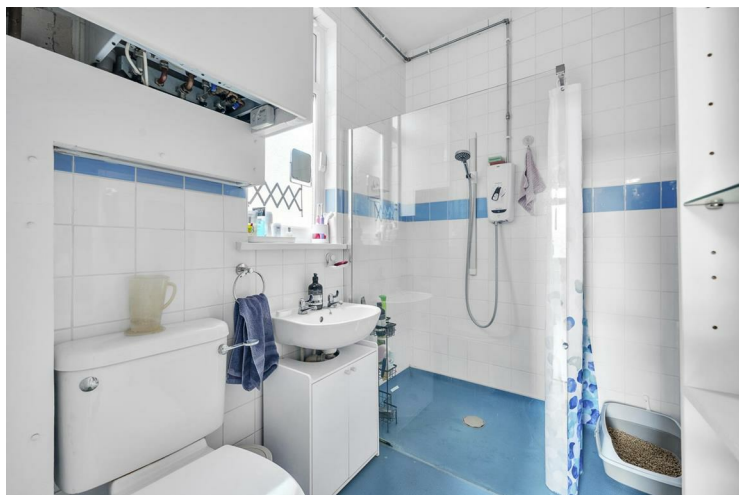
A UPVC double glazed door with a frosted glass insert to the entrance hall.

ENTRANCE HALL



Stairs to first floor, laminate flooring, radiator, under stairs storage cupboards, picture rail, centre light point.

WET ROOM



A walk in wall mounted shower with glass screen, vanity wash hand basin, low flush w/c, double glazed frosted windows to side, wall mounted Potterton boiler, extractor fan, tiled walls, centre light point, radiator, no slip vinyl flooring.

LOUNGE



A double glazed bay window to front, a feature fireplace with wooden mantle, ornate coved cornice, centre light point, radiator.

DINING ROOM



Laminate flooring, radiator, storage cupboard into recess, centre light point, archway to kitchen.

FITTED KITCHEN



A range of eye and base units, roll top work surface with tiled surround, built in oven, four ring hob extractor fan over, tiled surround, one and a half sink unit with stainless steel drainer and mixer taps, plumbing for

washing machine, space for a free standing fridge and freezer, laminate flooring, coved ceiling, two four way centre spotlights, space for a dining table, radiator, double glazed window to rear, double glazed French patio doors to the garden.

LANDING

A dog-leg staircase to the first floor, centre light point.

BEDROOM ONE



Two double glazed windows to front, radiator, floor to ceiling wardrobes to one wall with additional storage cupboards above, centre light point.

BEDROOM TWO



A double glazed window to rear, radiator, a feature cast iron fireplace, centre light point.

BEDROOM THREE

A double glazed window to rear, radiator, access to loft via hatch, radiator, centre light point.

REAR GARDEN



A southerly aspect with outside tap and power, covered side access via a lockable gate, paid patio area, laid to lawn with mature shrubs and flower borders, timber storage shed, vegetable patch.

OUTBUILDING



A detached brick built outbuilding with a double glazed door, double glazed window to front, power and lighting.

FRONTAGE

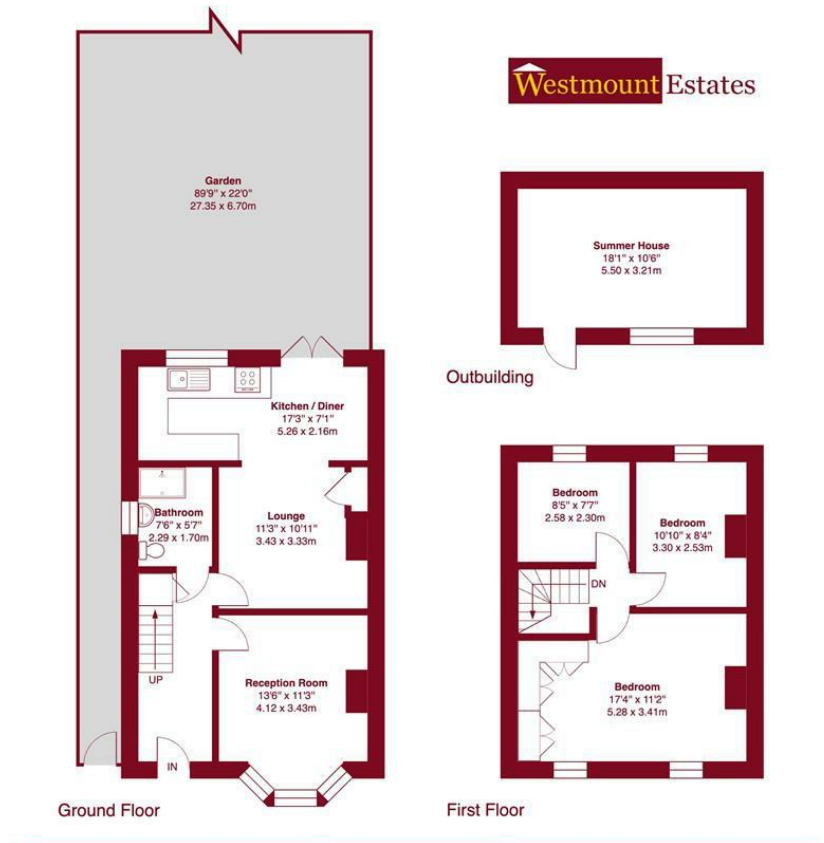
An off road parking space with a brick retaining wall, steps front door, side access via a lockable gate.

Floor Plan



Rochester Way, SE9

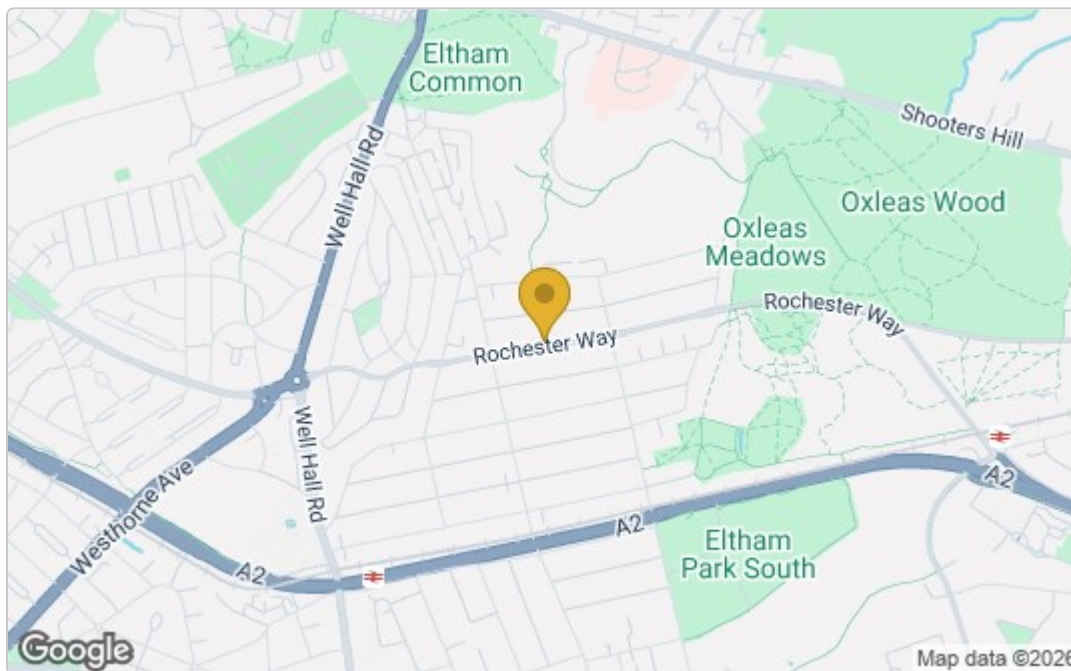
Approximate Gross Internal Area = 923 sq ft / 85.7 sq m




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 Prime Square Photography / Copyright 2025

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>72</p> <p>50</p>	
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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.

124 Westmount Road, Eltham, London, SE9 1UT

Tel: 020 8859 0101 **Email:** info@westmountstates.co.uk www.westmountstates.co.uk