

# Westmount Estates



Craybury End, London, SE9 3SL

**Offers Over £355,000**

Situated in a pleasant quadrangle just a short walk to shops and New Eltham mainline station. Westmount Estate's have pleasure in offering this TWO bedroomed TERRACED family home. Internally the accommodation comprises of a large open plan lounge and dining area, modern fitted kitchen. Two bedrooms and a family bathroom to the first floor. To the external there is a decking area for those summer days with the out look over green open space. Greenwich Council tax band C. EPC rating D.

## **ENCLOSED ENTRANCE PORCH**

A UPVC double glazed door to the entrance hall.

## **ENTRANCE HALL**

An enclosed entrance hall, cloak hanging space, door housing storage cupboard, wooden front door with a bevelled glass leaded light insert to the lounge.

## **LOUNGE 23'7" x 14'2" (7.19 x 4.33)**

A double glazed window to front, stairs to first floor, under stairs recess area, radiator, storage cupboard, laminate flooring.

## **DINING AREA**

A double glazed window to rear, radiator, laminate flooring centre light point.

## **FITTED KITCHEN 9'4" x 6'7" (2.86 x 2.01)**

A range of eye and base units, wooden work surface with tiled surround, single sink unit with stainless steel drainer and mixer taps, space for a range oven with tiled splashback and extractor fan over, space for an integrated fridge freezer, wall mounted boiler, double glazed window to rear, inset spot lights, tiled flooring.

## **LANDING**

Stairs to the first floor, access to a sizeable landing storage cupboard, laminate flooring, centre light point.

## **BEDROOM ONE 11'1" x 10'7" (3.39 x 3.25)**

A double glazed window to front, laminate flooring, centre light point, radiator, door housing walk in wardrobe space.

## **BEDROOM TWO 12'7" x 8'0" (3.86 x 2.46)**

A double glazed window to rear, laminate flooring, double wardrobe to one wall, radiator, centre light point.

## **BATHROOM 6'5" x 5'8" (1.96 x 1.73)**

A three piece suite comprising panel enclosed bath with mixer taps and shower attachment, shower curtain, pedestal wash hand basin, low flush w/c, vinyl flooring, towel rail radiator.

## **FRONTAGE**

A decking area with small table overlooking communal grounds, communal drying area.

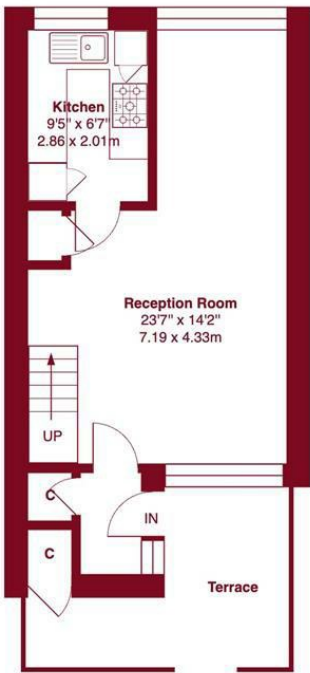


Floor Plan

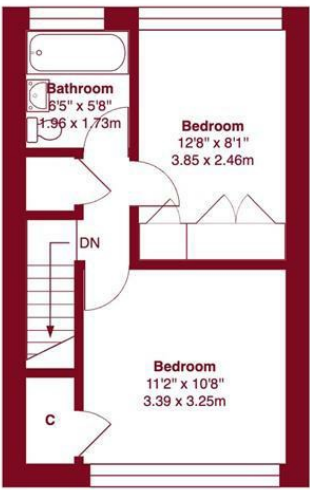


Craybury End SE9

Approximate Gross Internal Area = 718 sq ft / 66.7 sq m



Ground Floor

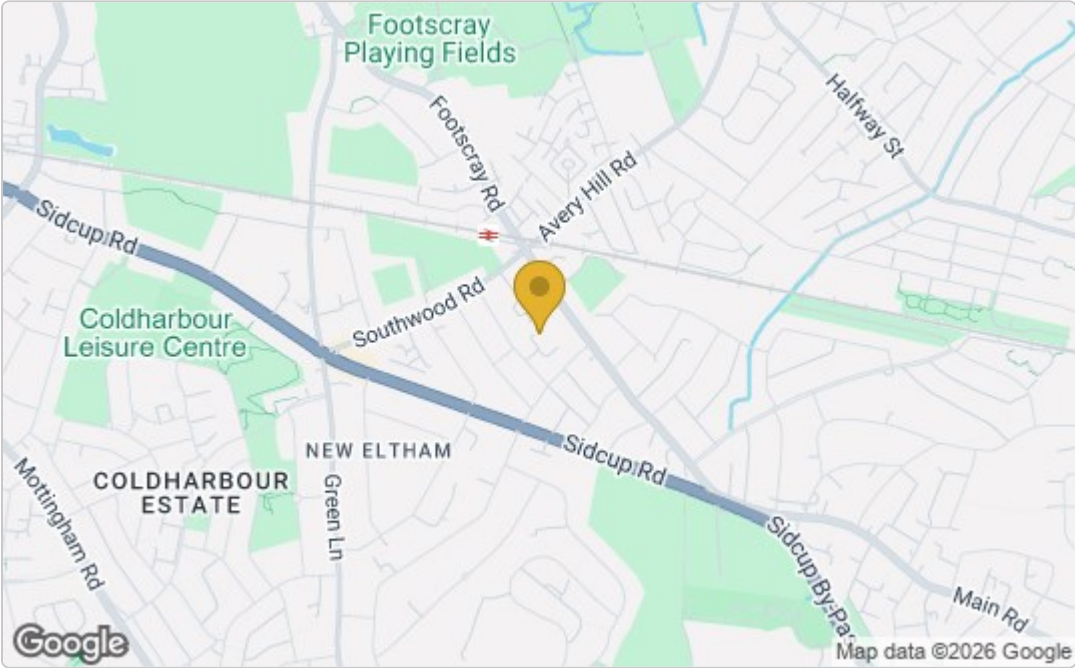


First Floor

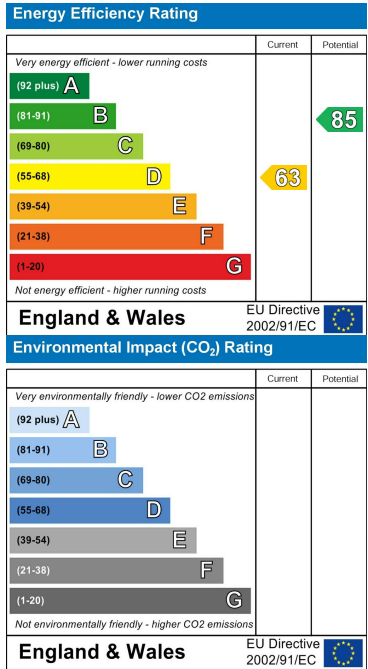


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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Area Map



Energy Efficiency Graph



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