

# Westmount Estates



Westmount Road, London, SE9 1NR

**Asking Price £515,000**

Situated on this ever popular tree lined road. Westmount Estates have pleasure in offering this THREE bedroom terraced family home. Offered with no forward chain internally the accommodation comprises of two inter-connecting reception rooms, modern fitted kitchen. To the first floor there are three well appointed bedrooms and a family four piece bathroom suite. To the rear there is a private garden with a detached garage and rear access. Greenwich council tax band D. EPC rating C. Freehold.

## ENCLOSED ENTRANCE PORCH

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

## ENTRANCE HALL



Stairs to first floor, laminate flooring, under stairs storage cupboard, radiator, coved ceiling, centre light point.

## LOUNGE



A double glazed bay window to front, radiator, display shelving into chimney breast, laminate flooring, radiator, archway to second reception.

## SECOND RECEPTION



A double glazed French patio doors for access to the garden coved ceiling, centre light point.

## FITTED KITCHEN



A fitted range of eye and base units, laminate work surface, one and half sink unit with stainless steel drainer and mixer taps, tiled splash back, four ring gas hob, built in oven, extractor fan over, double glazed window to rear, double glazed door for access to the garden, plumbing for washing machine, space for a wall mounted boiler, tiled flooring,

## LANDING

Stairs from the first floor, access to loft via hatch, centre light point.

## BEDROOM ONE



A double glazed bay window to front, laminate flooring, freestanding floor to ceiling wardrobe, radiator, coved ceiling, centre light point.

## BEDROOM TWO



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

## BEDROOM THREE



A double glazed window to front, radiator, coved ceiling, centre light point.

## BATHROOM



A four piece suite comprising panel enclosed bath with mixer taps, walk in wall mounted power shower and curtain, pedestal wash hand basin, low flush w/c, radiator, double glazed frosted window to rear, tiled walls, centre light point.

## REAR GARDEN



A paved patio area, outside tap and lighting, steps to the main garden which is laid to lawn with mature shrubs, and flower borders, gate for arear access to the garage.

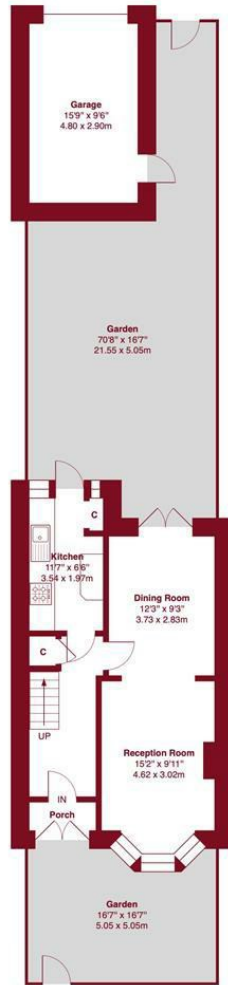
## GARAGE

An up and over door with personal door to the garden.

## FRONTAGE

A brick retaining wall, laid to lawn, steps to the front entrance porch.

# Floor Plan



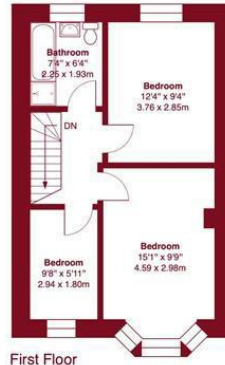
Ground Floor

Westmount Road, SE9

Approximate Gross Internal Area = 883 sq ft / 82.1 sq m

Garage Area = 165 sq ft / 15.3 sq m

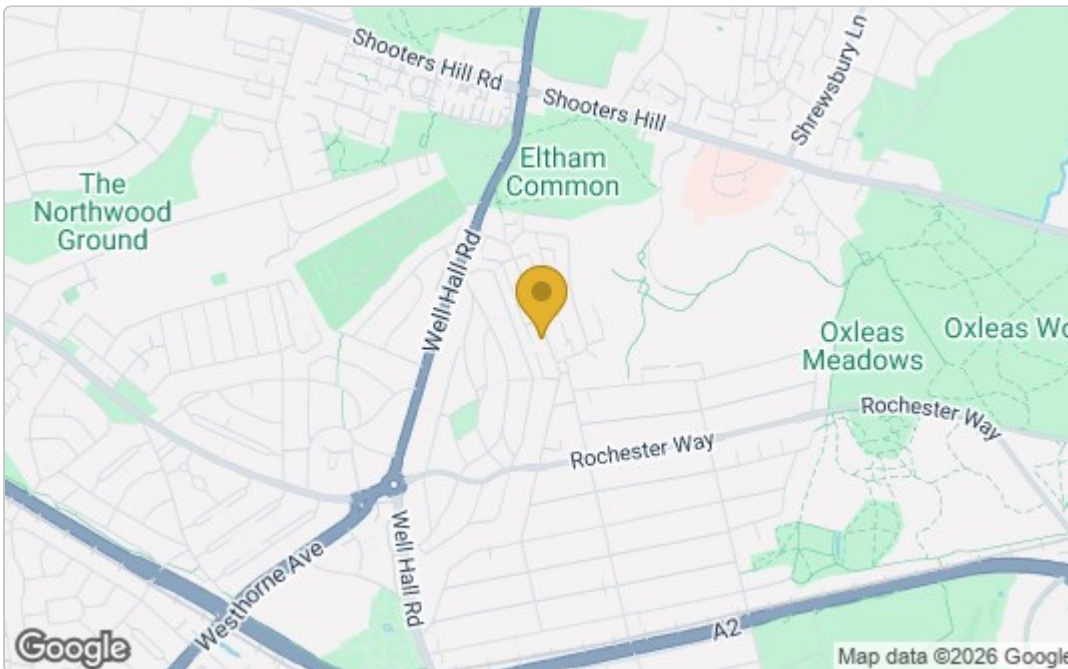
Approximate Total Area = 1032 sq ft / 95.9 sq m



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.primisquarephotography.com / Copyright 2026

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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