

Westmount Estates



Grangehill Road, London, SE9 1SR

Asking Price £635,000

Westmount Estates have pleasure in offering this superb THREE bedroomed extended 'Corbett' family home. Situated on this ever popular residential road just a short walk to both Eltham main line station and the High Street. Internally the accommodation comprises of two reception rooms, modern fitted kitchen, three piece bathroom and three well appointed bedrooms to the first floor. To the rear of the property there is a secluded well stocked garden and to the front there is off road parking. Greenwich council tax band D. EPC rating D.

ENTRANCE

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

ENTRANCE HALL



Stairs to first floor, stripped wooden flooring, under stairs storage cupboard, dado rail, radiator with concealed cover, coved cornice, ornate centre ceiling rose, centre light pint.

DOWNSTAIRS BATHROOM



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

LOUNGE



A double glazed bay window to front with bespoke window shutters, stripped wooden flooring, three radiators, a feature gas coal effect cast iron fireplace with tiled insert, wooden mantle and granite effect hearth, shelving into the recess and storage cupboards under, ornate coved cornice, ornate centre ceiling rose, centre light point.

SECOND RECEPTION ROOM



Open plan from the lounge, stripped wooden flooring, radiator, open chimney, picture rail, ornate coved cornice, ornate centre ceiling rose, door to a storage cupboard.

FITTED KITCHEN



A modern fitted kitchen with a range of eye and base units with concealed lighting under, granite work surface with tiled surround, one and a half sunken sink unit with mixer taps, four ring halogen hob, built in oven with extractor fan over, integrated microwave and dishwasher, plumbing for washing machine, wall mounted boiler, double glazed Georgian window to rear, double glazed Velux window for additional natural light, double glazed French patio doors for access to the garden, space for a free standing fridge freezer, tiled flooring, inset spotlights.

LANDING

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

BEDROOM ONE



Two double glazed windows to front with bespoke window shutters, two radiators, a feature cast iron fireplace, built in wardrobes to either side, laminate flooring, picture rail, ornate centre ceiling rose, centre light point.

BEDROOM TWO



A double glazed window to rear, radiator, cast iron fireplace, built in storage cupboards, laminate flooring, centre light point.

BEDROOM THREE



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

REAR GARDEN

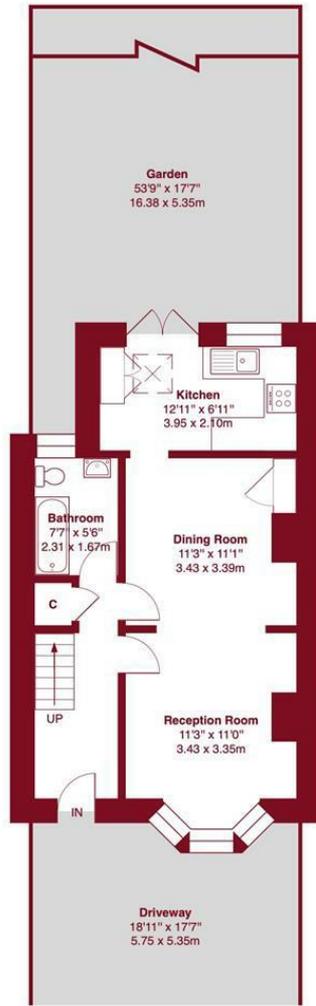


A private garden with a paved patio area, outside light and tap, mainly laid to lawn, mature flower borders, a detached timber shed for storage.

FRONTAGE

A block paved driveway for off road parking.

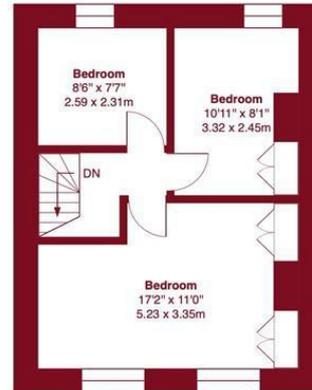
Floor Plan



Grangehill Road, SE9

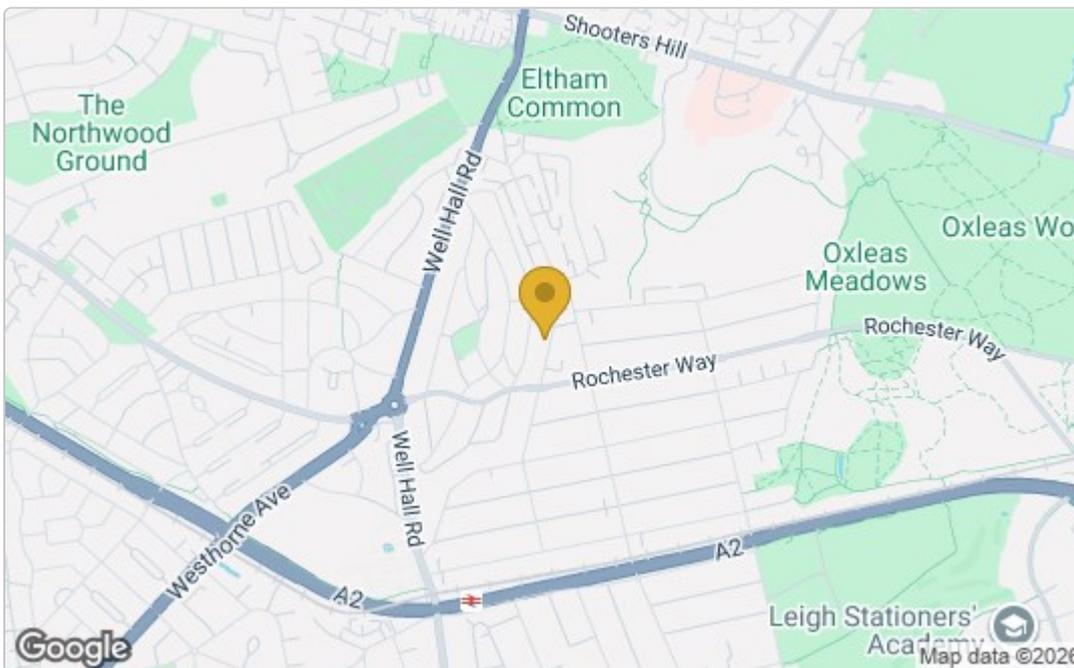
Approximate Gross Internal Area:
883 sq ft / 82.1 sq m

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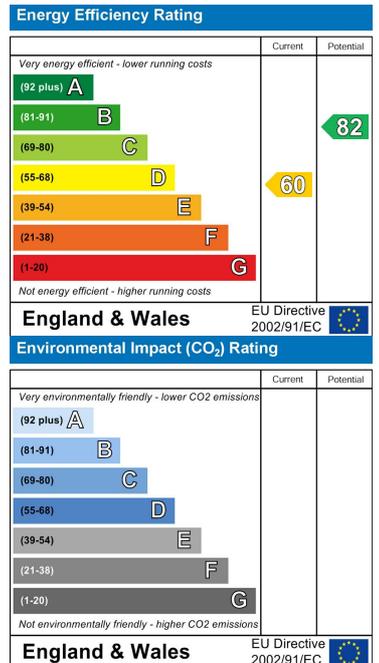


This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,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



Energy Efficiency Graph



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