

Westmount Estates



Arbroath Road, London, SE9 6RR

Asking Price £550,000

A stunning example of a THREE bedroom much improved extended semi detached family home. Internally the property boasts a sizeable lounge, a super open plan fitted kitchen with dining area and additional seating area. Downstairs shower room and w/c and a private office area/ additional bedroom. To the first floor there are three well appointed bedrooms and family bathroom. To the rear of the property there is a sizeable patio with steps to a terraced lawn area. To the front of the property there is a block paved driveway for off road parking for multi vehicles. Greenwich council tax band D. EPC rating tbc.

ENTRANCE

A wooden front door with bevelled glass insert to the entrance hall.

ENTRANCE HALL



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

LOUNGE



A double glazed bay window to front, a feature inbuilt fire, laminate flooring, fitted media system with tv point and speaker points, radiator, inset spotlights.

OPEN PLAN KITCHEN AND DINING AREA AND SITTING AREA



An open plan extended room with a range of eye and base units, Granite work surface with sunken one and a half sink unit with mixer taps, integrated oven, microwave and heating draw, integrated dishwasher and washing machine, five ring halogen hob with extractor fan over, concealed lighting, coloured glass splash back, double glazed window to rear, double glazed door for access to the garden, space for a free standing American style fridge freezer in a concealed surround, breakfast bar, inset spotlights, tiled flooring, open plan to the dining area.

DINING AREA



Bi-fold patio doors for access to the garden, sunset spotlights, pace for a large dining table, tiled flooring, two double glazed Velux windows, open to sitting area.

SITTING AREA

Radiator, inset spotlights, tiled flooring.

INNER LOBBY

A door to downstairs w/c and open to office area.

DOWNSTAIRS SHOWER ROOM

An enclosed fixed and detachable head shower with tiled insert and glass screen, suspended wash hand basin, concealed low flush w/c, tiled walls, inset spotlights, tiled flooring.

STUDY/BEDROOM

A double glazed frosted window to front, laminate flooring, radiator, access to loft area, centre light points.

LANDING

A dog-leg staircase to the first floor, access to loft via hatch, double glazed frosted window to side, inset spotlights.

BEDROOM ONE



A double glazed window to front, floor to ceiling wardrobes to one wall with dressing table and mirrored back drop, radiator, coved ceiling, inset spot lights,

BEDROOM TWO



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

BEDROOM THREE



A double glazed bedroom to front, radiator, centre light point.

BATHROOM



A three piece suite comprising panel enclosed bath with mixer taps and shower attachment, vanity wash hand basin, concealed low flush w/c, tiled walls, extractor fan, double glazed window to rear, towel rail radiators, centre light point, tiled flooring.

REAR GARDEN



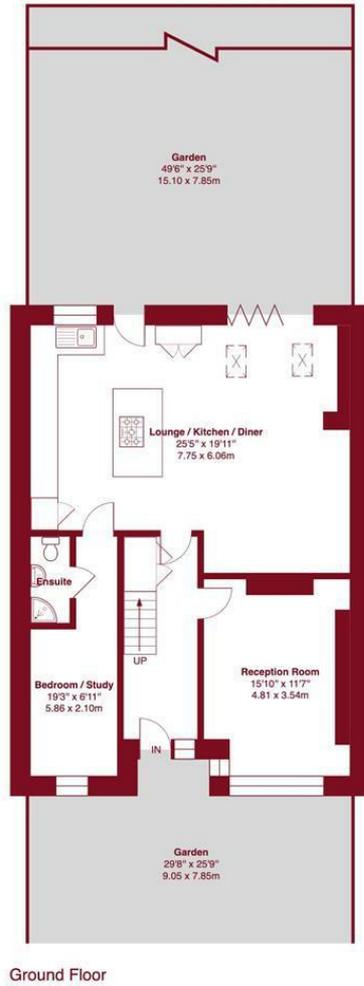
A sizeable patio area with outside power, lighting and tap, brick built double BBQ and shelf, steps to the main

garden which is laid to lawn with raised flower borders, summerhouse, pitched roof storage.

FRONTAGE

A block paved driveway for multi vehicle parking, power point for electric car charging.

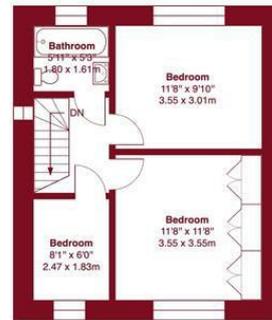
Floor Plan



Arbroath Road, SE9

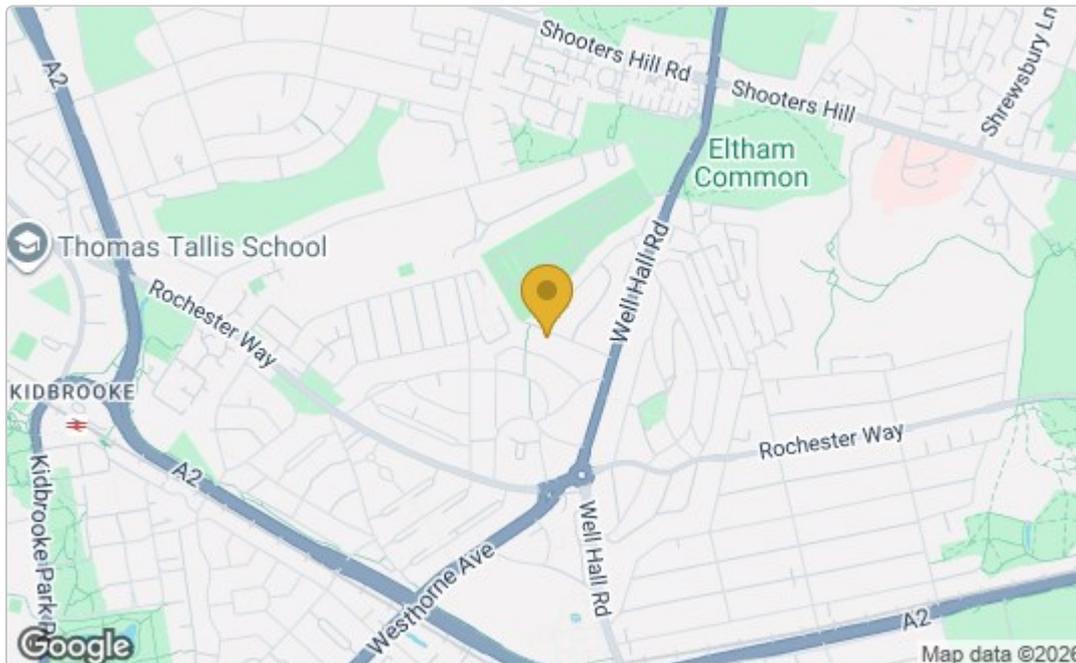
Approximate Gross Internal Area:
1295 sq ft / 120.3 sq m

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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. By www.prim SQUARE photography.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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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