

Westmount Estates



Kingsholm Gardens, London, SE9 6LB

Asking Price £450,000

Calling all first time buyers! Westmount Estates welcome to the market this well presented THREE bedroom Laing Easi Form end of terrace house. Internally the property is arranged to provide: reception room, kitchen and bathroom to the ground floor and THREE bedrooms to the first floor. To the rear of the property is a good size, low maintenance private garden with a summer house/outhouse and side access. Well located for local transport facilities including Eltham mainline train station offering a fast and frequent service to numerous London Termini including London Bridge, Waterloo East, Charing Cross and London Victoria along with bus routes servicing London's O2 and the Elizabeth line. Council tax Greenwich band C. Awaiting EPC. Freehold.

ENTRANCE HALL

Wooden entrance door with multi painted frosted windows, centre light point, carpeted stairs to first floor level, under stairs storage cupboard housing metres, radiator, carpet as laid.

RECEPTION ROOM



Bay window to front, centre light point, picture rail, gas fire, laminate flooring.

KITCHEN



Fitted with a matching range of wall and base units with worktop space over, stainless steel sink and drainer with mixer tap, space for freestanding cooker with four gas ring burners, extractor hood over. Space for fridge freezer and space for washing machine. Door to rear leading to garden, window to rear. Partly tiled walls, laminate flooring.

GROUND FLOOR BATHROOM



Three piece suite comprising: panelled bath with mixer tap including showerhead and glass shower screen, wall hung wash hand basin and low-level flush WC. Frosted window to rear, partly tiled walls, radiator, tiled flooring.

FIRST FLOOR LANDING

Window to side, centre light point, doors to each room, carpet as laid.

BEDROOM ONE



Two windows to front, centre light point, picture rail, built in storage cupboard, radiator.

BEDROOM TWO



Window to rear, centre light point, picture rail, built in storage cupboard, radiator.

BEDROOM THREE



Window to rear, centre light point, picture rail, radiator.

REAR GARDEN



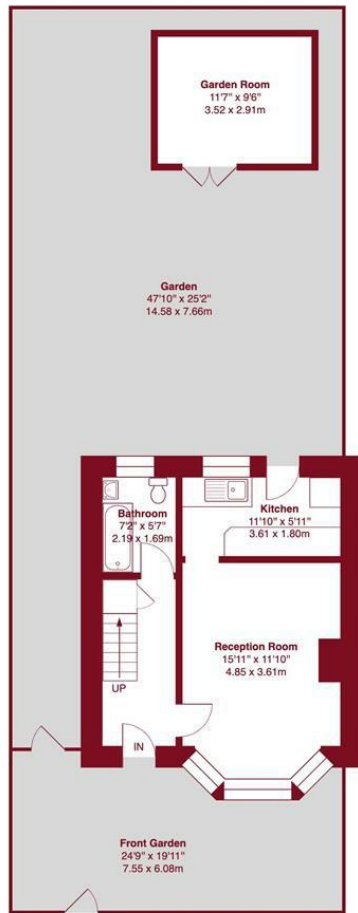
Patio paved rear garden with flower and shrub borders mature tree, side access, outside tap.

SUMMER HOUSE/OUTHOUSE



Timber frame outhouse with double glazed double doors leading.

Floor Plan



Ground Floor

Kingsholm Road, SE9

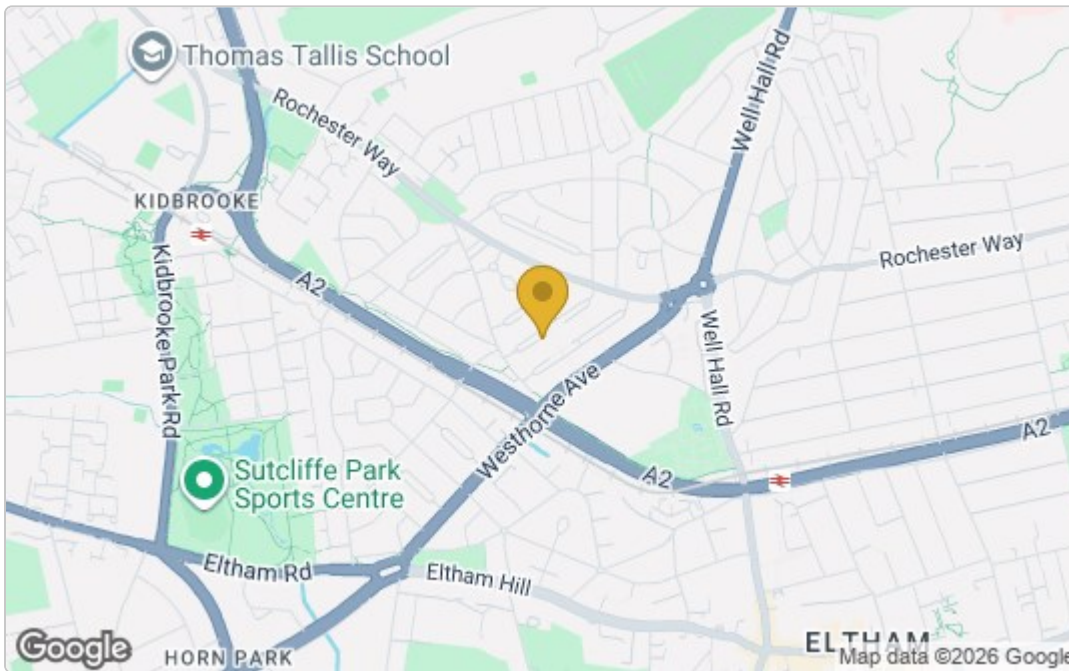
Approximate Gross Internal Area:
740 sq ft / 68.8 sq m



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.primessquarephotography.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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