

# Westmount Estates



Dunvegan Road, London, SE9 1SD

**Asking Price £850,000**

A unique opportunity to acquire a three bedroom DETACHED family home. Situated within the heart of Eltham Park just a short walk to mainline station and Eltham High Street. Internally the accommodation comprises of three separate reception rooms, modern fitted kitchen. To the first floor there are three well appointed bedrooms and a family bathroom. The garden to the rear is well kept and private with side access and the additional benefit of having a detached garage to the rear and to the front there is off street parking for two vehicles. Greenwich council tax band E. Awaiting EPC.

## ENTRANCE

A UPVC double glazed door for access to the entrance hall.

## ENTRANCE HALL



Stairs to the first floor, under stairs cupboard housing a wall mounted boiler, wooden flooring, double glazed leaded light frosted windows to front, radiator, ornate coved cornice, centre light point.

## LOUNGE



A double glazed six paned bay window to front with leaded light fanlights and bespoke window shutters, radiator, wooden flooring, ornate coved cornice, centre light point.

## SECOND RECEPTION



A French patio door to conservatory with casement windows either side and above, a feature cast iron fireplace with wooden mantle and tiled hearth, radiator, wooden flooring, dado rail, ornate coved cornice, ornate centre ceiling rose, centre light point.

## CONSERVATORY



A half brick and half double glazed windows with double glazed door for access to the garden, wooden flooring, wall mounted lights.

## FITTED KITCHEN



Fitted with a range of wall and base units, Granite work

surface and splash back, five ring gas hob with extractor fan over, integrated double oven and microwave, integrated dishwasher and washing machine, space for fridge freezer one and a half sink unit with mixer taps, inset spotlights, double glazed frosted window to side, half UPVC double glazed door for access to the garden, Kardean flooring.

### LANDING

Stairs to first floor, double glazed frosted window to side, access to loft via hatch and ladder.

### BEDROOM ONE



A double glazed six paned bay window to front with leaded light fan lights and bespoke window shutters, radiator, coved ceiling, centre light point.

### BEDROOM TWO



A double glazed window to rear, radiator, floor to ceiling extensive wardrobes with dressing table and display shelving to one wall, radiator, coved ceiling, centre light point.

### BEDROOM THREE



A double glazed angled bay window with leaded light fanlights and bespoke window shutters, radiator, coved ceiling, three way centre strip light.

### BATHROOM



A two piece suite comprising panel enclosed Jacuzzi bath with mixer taps, fixed and detachable head shower with screen, tiled walls, vanity wash hand basin with roll top work surface, double glazed frosted window to rear, radiator, laminate flooring.

### SEPARATE W.C



A low flush w/c, half tiled walls, double glazed frosted window to side, centre light point, laminate flooring.

## **REAR GARDEN**



A private well kept rear garden with a sizeable paved patio area, electricity point, steps to the main garden which is laid to lawn with mature shrubs and flower borders, outside tap and lighting, wrought iron gates for access to the side, shingled area with a seating area and detached timber shed.

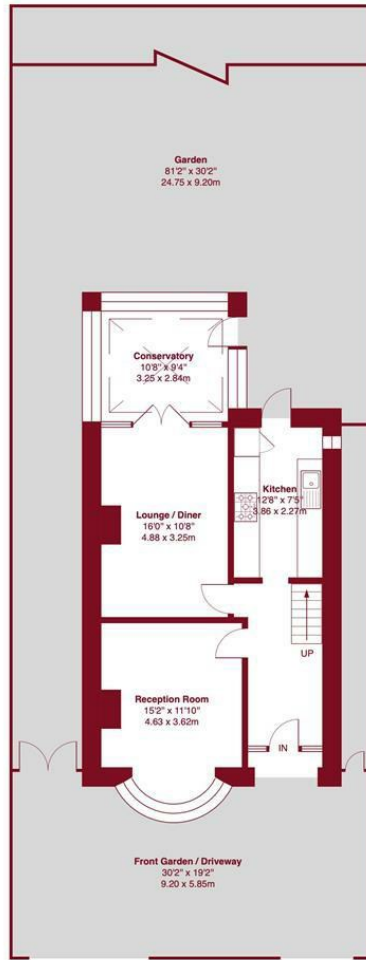
## **DETACHED GARAGE**

A detached garage to the rear of the garden with an up and over door, driveway via wrought iron lockable gate.

## **FRONTAGE**

A brick retaining wall, shingle driveway, path to front porch, security lighting, outside power, wrought iron gate for access to the garden.

# Floor Plan



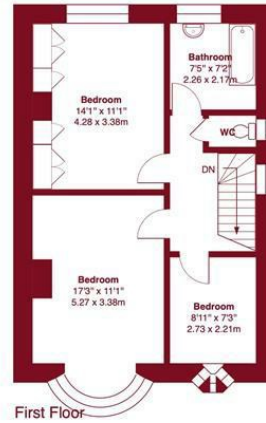
Ground Floor



Dunvegan Road, SE9

Approximate Gross Internal Area:  
1218 sq ft / 113.2 sq m

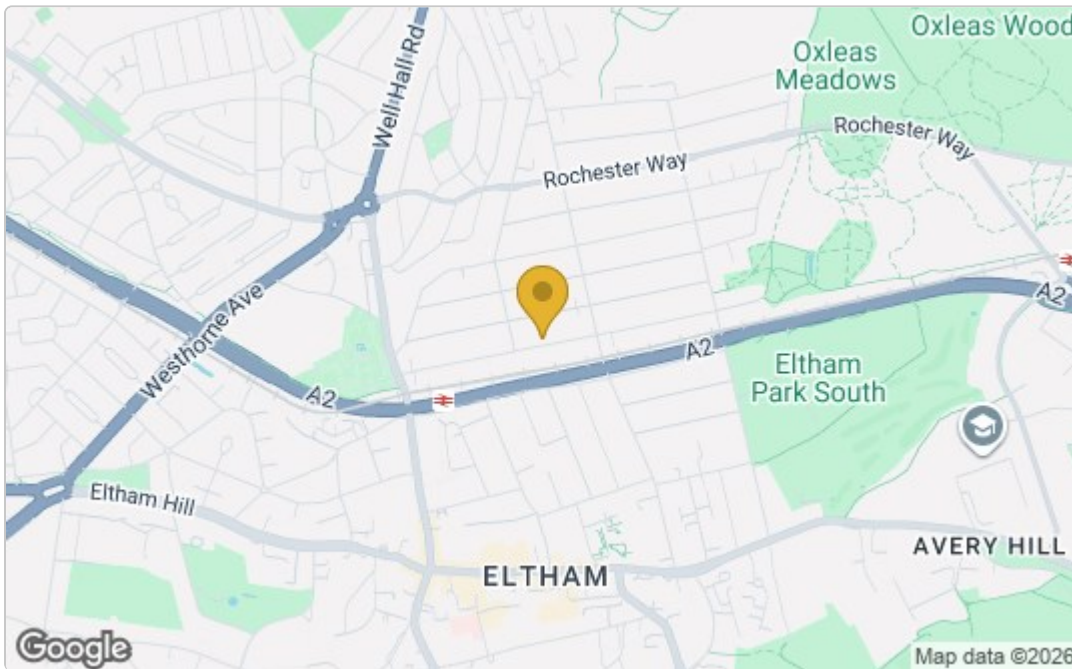
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First Floor

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.prim SQUARE photography.com / Copyright 2020

## Area Map



## Energy Efficiency Graph

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

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