

Westmount Estates



Glenbarr Close, London, SE9 1RQ

Asking Price £775,000

Situated within a sought after cul-de-sac in the heart of Eltham Park is this sizable FIVE bedroom semi detached family home. Internally the property has been upgraded and highly maintained by the current vendors and is arranged to provide: reception room, kitchen and W.C to the ground floor. To the first floor are three well proportioned bedrooms and bathroom with four piece suite whilst to the top (second) floor there are a further two bedrooms and shower room with three piece suite. At the rear of the property is a private rear garden and the current vendors have constructed a home office which offers multiple uses as either an office, gym or summer house. Ideally located for access to the Ofsted outstanding Deansfield primary school along with Eltham mainline train station which offers a fast and frequent service into central London. Council tax Greenwich band E. EPC rating C. Freehold.

ENTRANCE HALL

UPVC entrance door with opaque multi painted windows, carpeted stairs to first floor level, under stairs storage cupboard, inset ceiling spotlights, Dado rail, radiator, laminate flooring.

RECEPTION ROOM



Double glazed bay window to front, double glazed patio doors to rear leading to garden, two centre light points, coving to ceiling, built in electric fire with stone mantelpiece over, two radiators, laminate flooring.

KITCHEN



Fitted with a matching range of wall and base units and quartz worksurface over, integrated sink unit and Swan neck mixer tap, space for five ring range cooker with stainless steel extractor hood over, space for American style fridge freezer, space for washing machine. Integrated dishwasher. Breakfast bar. Velux window. UPVC door to rear leading to garden, double glazed window to rear. Inset ceiling spotlights, Partly tiled walls. Vinyl flooring.

GROUND FLOOR W.C.



Vanity wash hand basin with mixer tap, low-level flush WC, inset ceiling spotlights, frosted double glazed window to front, electric wall heater, built in storage cupboard which could be converted back to a shower. Tiled flooring

FIRST FLOOR LANDING

Double glazed window to side, doors to all rooms, carpeted stairs to second floor level, centre light point, carpet as laid

BEDROOM ONE



Double glazed window to rear, centre light point, built in wardrobes along one wall, radiator, laminate flooring.

BEDROOM TWO



Double glazed bay window to front, centre light point, radiator, laminate flooring.

BEDROOM THREE

Double glazed window to front, centre light point, radiator, carpet as laid.

FAMILY BATHROOM



Modern fitted four piece suite comprising panelled bath with telephone style mixer tap, walk in shower cubicle with glass sliding doors, vanity wash hand basin, low-level flush WC. Inset ceiling spotlights, frosted double glazed window to rear, partly tiled walls, heated towel rail, tiled flooring.

SECOND FLOOR LANDING

Velux window to front, inset ceiling spotlights, built-in storage cupboard, doors to all rooms, carpet as laid.

BEDROOM FOUR



Double glazed window to rear, inset ceiling spotlights, built in wardrobes to one wall, radiator, laminate flooring.

BEDROOM FIVE



Two Velux windows to front, inset ceiling spotlights, eaves storage cupboards, built-in display shelving, radiator, carpet as laid

SHOWER ROOM



Modern three piece suite comprising shower cubicle with glass sliding door, vanity wash hand basin with mixer tap, low-level flush WC. Frosted double glazed window to rear., inset ceiling spotlights, partly tiled walls, heated towel rail, tiled flooring.

REAR GARDEN



Paved patio leading from house, laid to lawn with flower and shrub borders, decked patio around the home office, side access.

HOME OFFICE



Substantial home office with storage to left-hand side. Main area: Double glazed sliding entry door with double glazed floor to ceiling window to side, inset ceiling spotlights, power, Internet access laminate flooring.

FRONT GARDEN

Off street parking for two vehicles, laid to law with flower borders.

Floor Plan

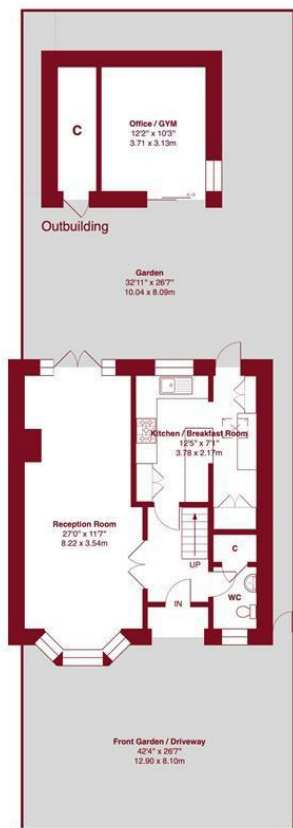


Glenbarr Close, SE9

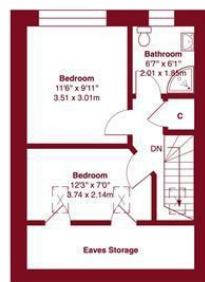
Approximate Gross Internal Area = 1437 sq / 133.5 sq m

Outbuilding = 202 sq ft / 18.7 sq m

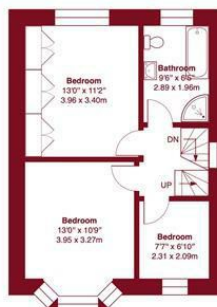
Approximate Total Area = 1615 sq ft / 150.1 sq m



Ground Floor



Second Floor

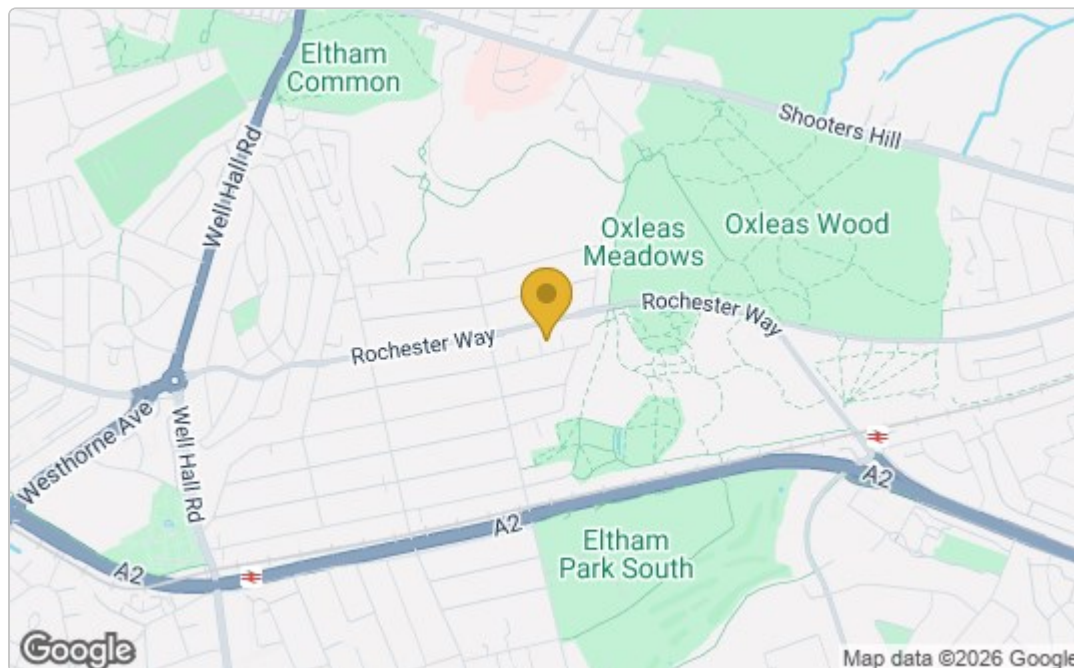


First Floor



This floor plan was produced using RICS measurements standards 2nd edition. For layout purposes only and not drawn to scale unless stated. Windows 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 related to them. No liability is accepted for any errors. By www.primerequityphotography.com / Copyright 2020.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.