



## **7 Glendale Close, London, SE9 1RG**

### **Asking Price £595,000**

Westmount Estates have pleasure in offering this home to the market for the first time in 50 years. Situated in this quiet cul de sac comes this THREE bedroom semi detached family home. Internally the accommodation comprises of a bay fronted lounge which is open to a second reception room, fitted kitchen and conservatory. To the first floor there are three well appointment bedrooms, a two piece bathroom suite and a separate w/c. The garden to the rear is larger than average for the close with a shared driveway to side with gated parking. There is also a well kept garden to front. Centrally located to two sought after schools, open parkland and mainline station and High Street. Greenwich borough council tax band E. EPC rating E.



# Glendale Close, London, SE9 1RG

## ENTRANCE

A wooden front door to entrance hall.

## ENTRANCE HALL

Stairs to first floor, double glazed window to side, radiator, under stairs storage cupboard, door housing walk in storage with double glazed window to side, Amtico flooring, coved ceiling, centre light point.

## LOUNGE

A double glazed bay window to front with leaded light fanlights, two radiators, coved ceiling, centre light point, archway to the second reception.

## SECOND RECEPTION ROOM

A double glazed French patio doors for access to the conservatory, two L shaped radiators, coved ceiling, centre light point.

## FITTED KITCHEN

A range of eye and base units, roll top work surface with tiled surround, built in double oven, integrated fridge freezer and dishwasher, plumbing for washing machine, five ring gas hob with extractor fan over, double glazed window to side, Amtico flooring, coved ceiling, four way centre spotlight, casement window to rear, multi paneled wooden door for access to the conservatory.

## CONSERVATORY

A half wood paneled and glazed conservatory, French patio doors for access to the garden, tiled flooring.

## LANDING

A dog-leg staircase to the first floor, double glazed window to side, access to loft via hatch, centre light point.

## BEDROOM ONE

A double glazed bay window to front with leaded light fanlights, floor to ceiling wardrobes to one wall with dressing table and mirror, radiator, coved ceiling, centre light point.

## BEDROOM TWO

A double glazed window to rear, radiator, built in wardrobes with storage above and bedside cabinets, radiator, coved ceiling, centre light point.

## BEDROOM THREE

A double glazed window to front with leaded light fanlights, radiator, built in wardrobe with storage above, coved ceiling, centre light point.

## BATHROOM

A two piece suite comprising panel enclosed bath with mixer taps, wall mounted fixed head power shower with screen, pedestal wash hand basin, tiled walls, radiator, dual aspect double glazed frosted windows to side and rear, inset spotlights.

## SEPARATE W.C

A low flush, suspended wash hand basin, double glazed frosted window to side, radiator, tiled walls, inset spotlights, vinyl flooring.

## REAR GARDEN

A larger than average plot, outside tap and lighting, hardstand to the side via double gates. Mainly laid to lawn with mature shrubs and flower borders, mature fruit tree's, detached timber shed, steps to a gate for rear access.

## FRONTAGE

Laid to lawn with mature shrubs and flower borders, path to front door, access to side via a shared driveway and lockable gate.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worse
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
78	50		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.