

# Westmount Estates



Greenvale Road, London, SE9 1PB

**Asking Price £895,000**

Situated on this sought after road in the heart of Eltham's Corbett Estate is this well presented FOUR bedroom mid terrace family home. Internally this property has been cleverly thought out by the current owners to maximize space and to be as energy efficient as it can be. Upon entering the property you will be greeted with an entrance hall, reception room, combined kitchen/dining room, utility area and shower room to the ground floor. To the first floor there are FOUR well proportioned bedrooms and family bathroom with four piece suite. At the rear of the property is a well stocked mature private garden with access to a summer house and additional potting/storage shed. Well located for access to Eltham Mainline train station which offers a fast and frequent service into a number of London Termini. Offered with NO FORWARD CHAIN. Freehold, awaiting EPC. Council tax Greenwich band E.

## ENTRANCE HALL



Multi paned entrance door with opaque glass, clear glass half moon fan light over door. dado rail, centre light point with ornate ceiling rose, coving to ceiling, carpeted stairs to first floor level, under stairs storage cupboard, additional bespoke under stairs storage cupboards, walk in storage area with shelving, maple flooring with coconut mat insert.

## RECEPTION ROOM



Double glazed hard wood bay sash window to front, centre light point with ornate ceiling rose, coving to ceiling, picture rail, covered radiators (in bay), gas fire with mantle over, carpet as laid.

## DINING AREA



Centre light point and additional inset ceiling spotlights, double glazed hard wood sash window to rear, radiator, wood burning stove, bamboo flooring.

## KITCHEN



Fitted with a range of wall and base units with bamboo worksurfaces, stainless steel sink and drainer with mixer tap, built in Neff double oven, five ring gas hob with extractor hood over. Space for fridge freezer and dishwasher. Double glazed hard wood double doors to rear leading to garden, two centre light points, additional inset ceiling spot lights and under counter lights, partly tiled walls, bamboo flooring.

## UTILITY AREA

Fitted wall units, space for washing machine, bamboo worksurfaces over, door to side leading to garden, bamboo flooring with coconut mat insert.

## GROUND FLOOR SHOWER ROOM



Fitted three piece suite comprising: corner walk in shower cubical, vanity wash hand basin with mixer tap and low level flush W.C. built in storage cupboard housing wall mounted boiler, heated towel rail, partly tiled walls, bamboo flooring.

## FIRST FLOOR LANDING

Access to loft, doors to all rooms, radiator, carpet as laid.

## BEDROOM ONE



Double glazed hard wood bay sash window to front, centre light point, built in wardrobe, picture rail, covered radiator under bay, carpet as laid.

## BEDROOM TWO



Double glazed hard wood sash window to rear, multi point centre light point, covered radiator, carpet as laid.

## BEDROOM THREE



Double glazed sash window to front, multi point centre light point, covered radiator, bamboo flooring.

## BEDROOM FOUR



Double glazed hard wood sash window to rear, multi point centre light point, covered radiator, carpet as laid.

## BATHROOM



Fitted with a three piece suite comprising: paneled bath with telephone style mixer taps, vanity wash hand basin with mixer taps and low level flush W.C. Frosted double glazed hard wood sash window to rear, heated towel rail, partly tiled walls, centre light point and bamboo flooring.

## REAR GARDEN



Well stocked, mature rear garden with a paved patio leading from the rear of the property, laid to lawn with flower and shrub borders, frog pond, rear decked patio area. Access to summer house and shed. Outside power and lighting.

## SUMMER HOUSE

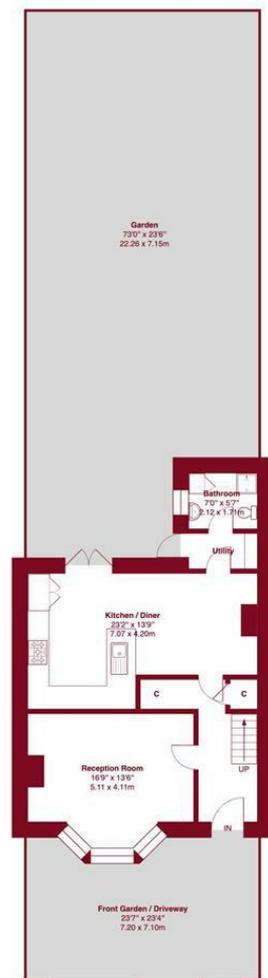


Bi-fold double glazed doors leading into summer house, two sky lights, insulated, power and light, WIFI booster, laminate flooring.

## FRONT GARDEN

Paved off street parking for one vehicle, path leading to entrance door, flower and shrub borders.

# Floor Plan



Ground Floor

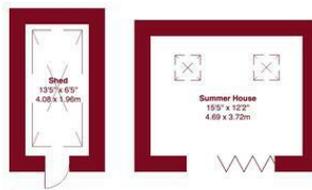


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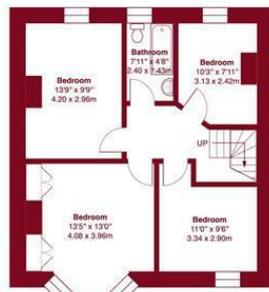
Approximate Gross Internal Area = 1227 sq ft / 118.6 sq m

Outbuilding Areas = 302 sq ft / 28.0 sq m

Total Area = 1551 sq ft / 144.1 sq m



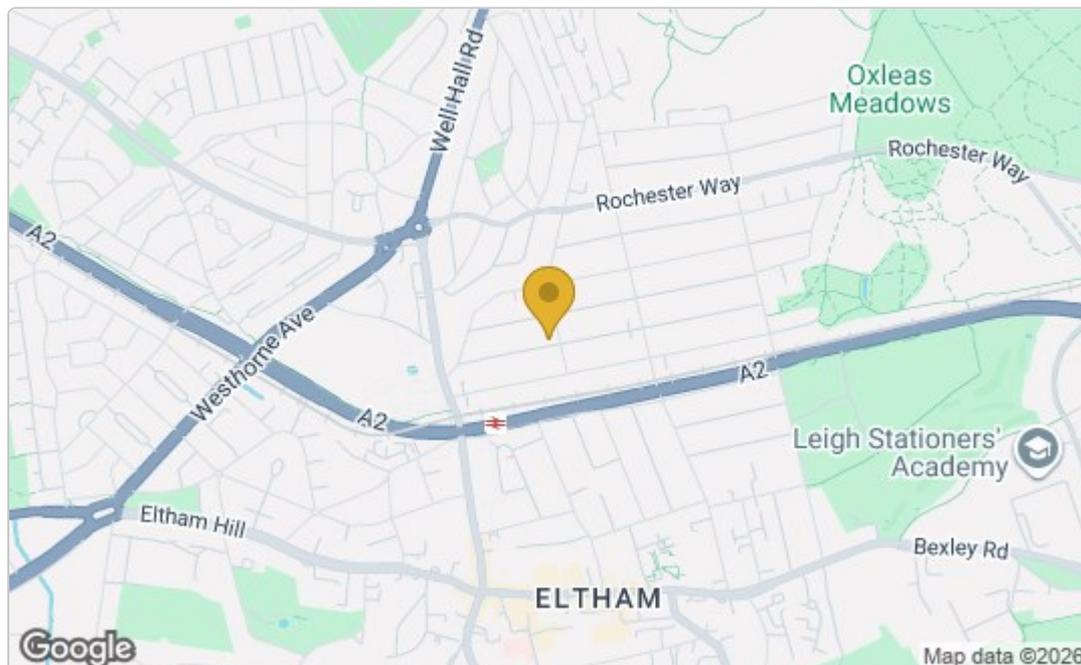
Outbuilding



First Floor

This plan is 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 Prime Square Photography / Copyright 2026

## 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		
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		
EU Directive 2002/91/EC		

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