



Heatherbank, London, SE9 1NN

Asking Price £635,000

Westmount Estates welcome to the market for sale this EXTENDED FOUR bedroom semi detached family home. Internally the property is arranged to provide: front reception room, extended dining room, extended kitchen, utility room/garage and W.C. to the ground floor. Three bedrooms and family shower room to the first floor and the master bedroom and additional shower room to the second floor. To the rear of the property is a well maintained private garden tiered over three levels. Heatherbank is a quiet road located close to Oxleas Woods and transport facilities including Eltham mainline train station and local bus routes servicing the Elizabeth line. Both Deansfield & Gordon primary schools are within close proximity. An internal viewing is highly recommended to fully appreciate all the property has to offer. EPC rating D. Council tax Greenwich band E. Freehold.

ENTRANCE PORCH

Double glazed entrance door leading with leaded light window and leaded light window to side, centre light point carpet has laid.

ENTRANCE HALL



Solid wooden entrance door, frosted double glazed window to side, carpeted stairs to first floor level, under stairs storage cupboard, under stairs WC, radiator, laminate flooring.

FRONT RECEPTION ROOM



Double glazed bay window to front, centre light point with ornate ceiling rose, coving to ceiling, radiator, wooden flooring.

DINING ROOM



Sliding patio door to rear, to centre light points, coving to ceiling, built in half height storage cupboards along one wall, two radiators, wood flooring.

KITCHEN



Fitted with a matching range of wall and base units with work surface over, one and a half bowl stainless steel sink and drainer with mixer tap, built in electric oven and four ring gas hob with extractor hood over, space for undercounter fridge and dishwasher. Double glazed window to rear, frosted double glazed window to side, coving to ceiling, inset ceiling spotlights, partly tiled walls, radiator, vinyl flooring.

UTILITY ROOM/GARAGE

A range of wall and base units with work surfaces over, space for undercounter fridge space for washing machine and space for fridge freezer. Double glazed door to rear leading to garden with frosted window to side, door to front to front garden. Strip light, part vinyl part laminate flooring.

GROUND FLOOR W.C.



Low-level flush W.C., Wall hung wash hand basin, frosted double glazed window to side, radiator, built-in storage unit, vinyl flooring.

FIRST FLOOR LANDING

Frosted double glaze window to side, centre light point, built in storage cupboard housing wall mounted boiler, coving to ceiling, doors to all rooms, stairs to second floor level, carpet as laid.

BEDROOM TWO



Double glazed bay window to front, centre light point, built in wardrobes, two radiators, wooden flooring.

BEDROOM THREE



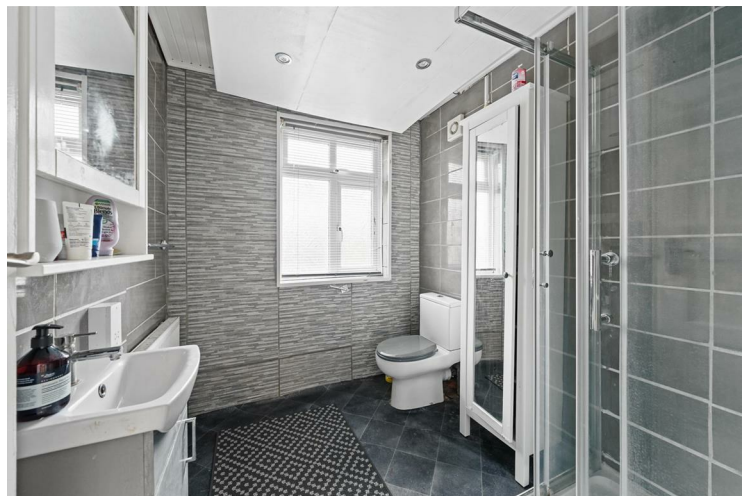
Part frosted double glazed window to rear, centre light point, coving to ceiling, storage shelving units, radiator, wooden flooring.

BEDROOM FOUR



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

SHOWER ROOM



Fitted three piece suite comprising walk in shower cubicle, vanity wash hand basin with mixer tap and low-level flush W.C. insect ceiling spotlights, partly tiled walls, radiator, vinyl floor flooring.

SECOND FLOOR LANDING

Frosted double glazed window to side, centre light point, doors to all rooms, carpet has laid.

MASTER BEDROOM



Two Velux windows to front, double glazed window to rear, two centre light points, radiator, eaves storage, carpet as laid

SHOWER ROOM



Walk in tiled shower unit, vanity wash hand basin with mixer tap and local tiling behind, low-level flush WC. Frosted double glazed window to rear, radiator, vinyl flooring.

REAR GARDEN

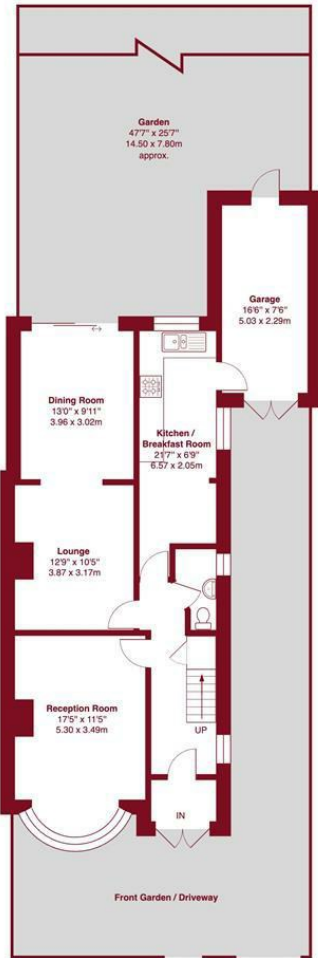


Three tier rear garden comprising deck entry level, patio paved middle level with flower borders, loaned second tier with rear patio area storage sheds, flower and shrub borders.

FRONT GARDEN

Steps to front door, shingled front garden with shrub borders.

Floor Plan

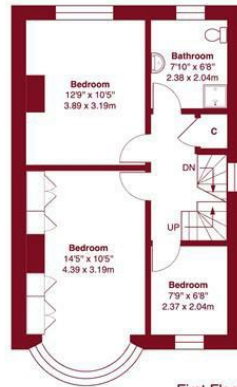


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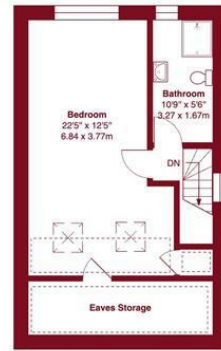
Approximate Gross Internal Area = 1703 sq ft / 158.2 sq m

Garage Area = 127 sq ft / 11.8 sq m

Total Area = 1830 sq ft / 170.0 sq m



First Floor

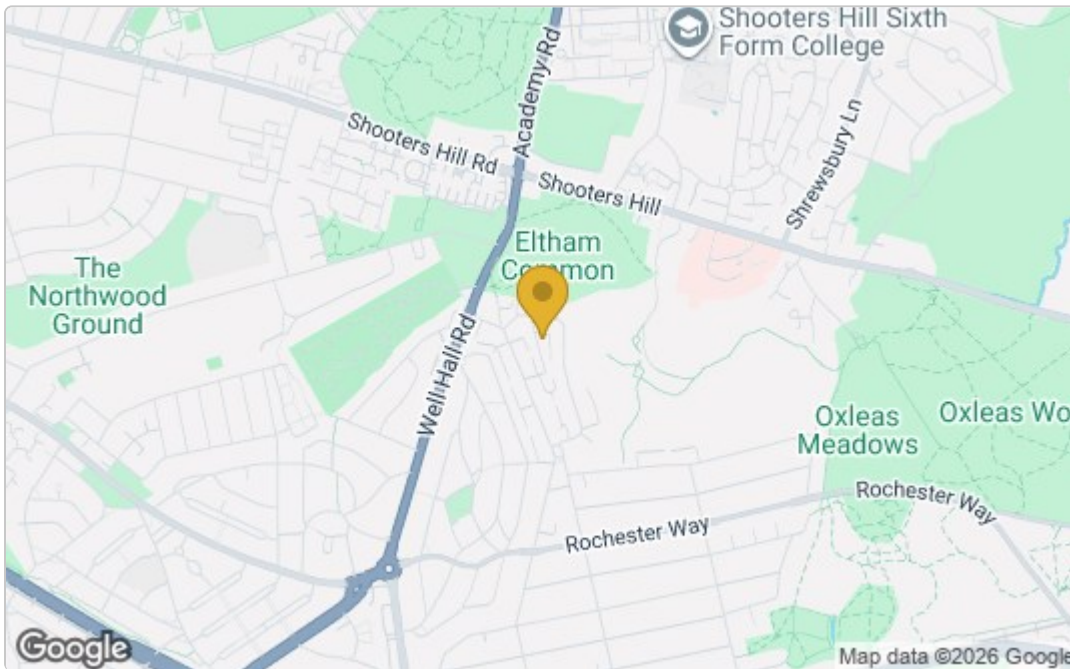


Second Floor

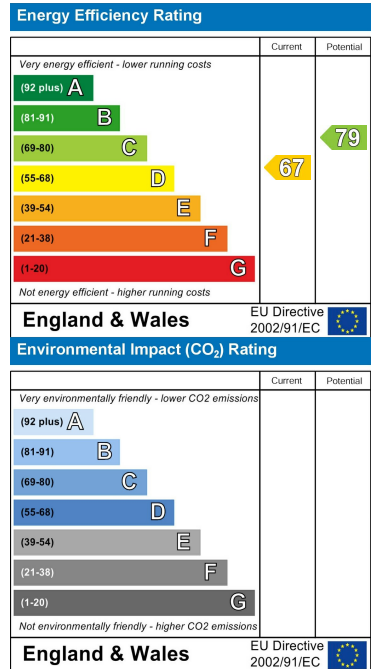
This floor plan was produced using RICS measurements standards 2nd edition. This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all 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

Ground Floor

Area Map



Energy Efficiency Graph



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