



Westmount Road | Eltham, London, SE9 1NW



Asking Price £450,000

Freehold

EPC = D

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## Westmount Road, Eltham

Beautiful Three Bedroom Family Home with Modern Kitchen & Bathroom plus Large Garden to Rear in a Sort after Area with Road Parking to front. Ideal for Local Schools & walking Distance to Castle Woods

### Property Features

- 17ft Reception Room
- Modern 15ft Kitchen/Dining Room
- Large Rear Garden
- Modern Three Piece Bathroom
- Double Glazing & Central Heating
- Chain Free



# Interior

## Porch:

**Entrance Hall:** Under stairs storage and wood style laminate flooring.

**Reception Room:** 5.21m x 3.00m (17'1" x 9'10")  
Double glazed window to front, picture rail and carpe as fitted.

**Kitchen/Dining Room:** 4.57m x 2.49m (15' x 8'2")  
Fitted with a range of modern wall and base units with complimentary work surfaces. Integrated oven, hob, filter hood, dishwasher, washing machine and fridge/freezer. French doors to rear garden, part tiled walls and tiled flooring.

## Landing:

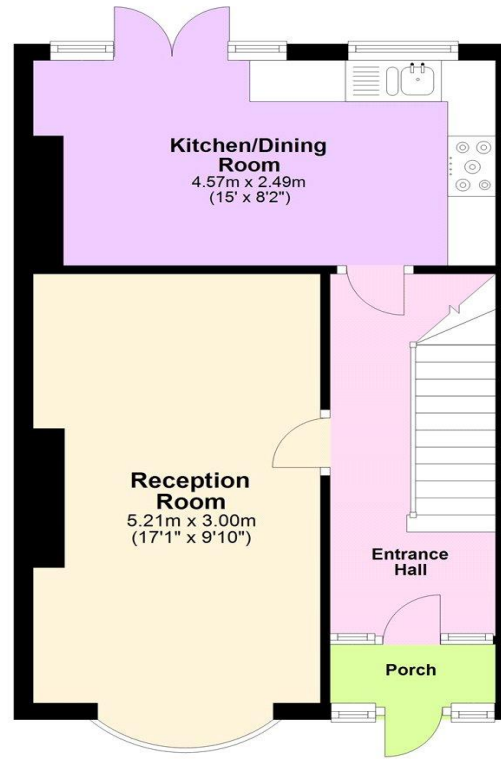
**Bedroom 1:** 4.01m x 3.20m (13'2" x 10'6") Double glazed window to front, built in wardrobes and carpet as fitted.

**Bedroom 2:** 3.71m x 2.56m (12'2" x 8'5") Double glazed window to rear and carpet as fitted.

**Bedroom 3:** 2.87m x 1.73m (9'5" x 5'8") Double glazed window to front and carpet as fitted.

**Bathroom:** 2.44m x 1.98m (8' x 6'6") Fitted with a white three piece suite comprising a vanity wash hand basin with storage under, low level WC, panelled bath with shower over and glass shower screen. Tiled walls and flooring.

### Ground Floor



### First Floor





## Property Location

Westmount Road, Eltham, London, SE9 1NW



## Exterior

**Rear Garden:** Tiered rear garden mainly laid to lawn with decked patio area, shed to remain and gate to side and rear.

## Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million being spent on a High Street revitalisation programme. Plans have recently been approved for a new cinema and sky bar complex.

There's a mainline train station offering a direct route to London and the magnificent Art Deco Eltham Palace. The Heritage Restaurant & Bar at the Tudor Barn, a modern leisure centre, the Bob Hope Theatre and Well Hall Pleasance can all be found in the town.

Please note that the sale of the property is subject to the current tenancy ending and the seller obtaining vacant possession.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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