





In the current household for nearly half a century and situated in the popular Eltham Park area, with its extensive green space within a few hundred yards. Highly regarded primary schools including St Mary's RC and Eltham C of E within half a mile as well as Eltham station, a variety of local shops and cafe's also close to hand on Westmount Road. This substantial 1920's built 6 bedroom end of terrace has been extended to provide versatile accommodation. Including a two storey self contained annexe comprising two bedrooms, living room and kitchen currently used as such by the current owners which could be let out as a private enterprise/air bnb. The property, as a single dwelling would be ideal for the growing family, after a few alterations, so the possibilities are endless! The private rear garden is easy maintenance and there is parking for two vehicles to the front, why not take a look and see for yourself how much potential this unqjue home has to offer.

ENTRANCE PORCH

Upvc windows and door, quarry tiled floor, door to:-



ENTRANCE HALL

Window to side, wood panelling to stairs, understairs cupboard, radiator, original ceiling cornice, fitted carpet.

RECEPTION 1

14' 4" into recess x 14' 9" into bay (4.37m x 4.5m) Upvc leaded light bay window to front, wood panelling all four walls, wooden fire surround, radiator, fitted carpet.

RECEPTION 2

14' 1" x 11' 11" into recess (4.29m x 3.63m) Original ceiling cornice, picture rail, radiator, fitted carpet, patio doors to conservatory.

RECEPTION 3

10' 9" x 9' 5" (3.28m x 2.87m) Window to rear, fitted wall and base units, built in cupboard, through to:-

KITCHEN

9' 9" x 6' 8" (2.97m x 2.03m) Upvc window to rear and further window to side, fitted wall and base units, stainless steel sink unit, vinyl flooring, part glazed door to:-

UTILITY/LEAN TO

10' 6" x 5' (3.2m x 1.52m) Upvc windows to side, work surface, upvc door to garden.

CONSERVATORY

10' 4" x 8' 9" (3.15m x 2.67m) Upvc double glazed, fitted carpet, French doors to garden.

FIRST FLOOR

L-SHAPED LANDING

Loft access with retractable ladder, fitted carpet.

BEDROOM 1

15' 3" into bay x 12' 5" plus recess (4.65m x 3.78m) Upvc bay window to front, radiator, picture rail, fitted carpet



BEDROOM 2

14' 1" x 9' 1" to chimney breast (4.29m x 2.77m) Upvc window to rear, built in double cupboard, radiator, picture rail, original ceiling cornice, fitted carpet.

BEDROOM 3

10' 11" x 8' 5" to chimney breast (3.33m x 2.57m) Upvc window, radiator, picture rail, airing cupboard, fitted carpet.







BEDROOM 4

9' 1" x 8' 6" (2.77m x 2.59m) Upvc window to front, radiator, picture rail, fitted carpet.

BATHROOM

Upvc window to rear, white suite comprising panelled bath with mixer tap, wash basin, vinyl flooring.

SEPARATE WC

Upvc window to side, wc, radiator, vinyl flooring.

ANNEXE

ENTRANCE HALL

Upvc glazed front door, upvc window to side, cupboard housing boiler, door to kitchen.

RECEPTION ROOM

17' 11" x 11' 11" including stairs (5.46m x 3.63m)
Upvc window to front, radiator, wooden fire surround, fitted carpet, stairs to first floor.

KITCHEN

11' 11" x 10' 9" (3.63m x 3.28m) Upvc window to rear, fitted wall and base units, 1.5 bowl sink unit, built in oven, hob and cooker hood, integrated fridge/freezer and washing machine, radiator, tiled floor.



FIRST FLOOR

LANDING

Loft access, fitted carpet.

BEDROOM 5

12' 2" x 11' 11" narrowing to 8'8 x 4'8 (3.71m x 3.63m) Upvc window to front, fitted wardrobes and drawers, radiator, laminate flooring.

BEDROOM 6

11' 10" x 8' 6" (3.61m x 2.59m) Upvc window to rear, radiator, laminate flooring.

BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m) Upvc window to rear, white suite comprising panelled bath and separate shower unit over, wash basin with fitted storage, wc, heated towel rail, tiled walls and flooring.

OUTSIDE

The easy maintenance paved rear garden measures approximately 55' x 40', with raised borders and flower beds, established trees and shrubs providing privacy, outside tap, gated side access.

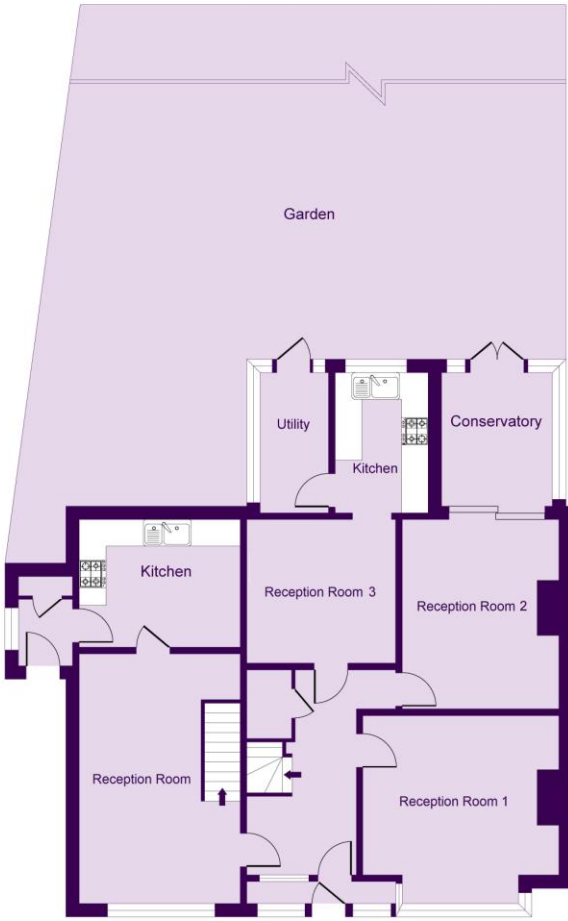
Off street parking for two vehicles.

Tenure: Freehold

Council Tax Band: E

Westmount Road, SE9

Total area: Approx. 2240.1 sq. feet (208.1 sq metres)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
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