



## WESTHORNE AVENUE ELTHAM SE9

PRICE £385,000 FREEHOLD

A spacious three double bedroom 'Kem' built detached family home. The property requires some cosmetic modernisation and is situated on a slip road and set back from the main road within easy reach of both the A2 and A20 and within a mile radius of Eltham, Lee and Kidbrooke train stations.

- Three Double Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Approx 130ft Rear Garden
- Single Garage
- Driveway Parking
- Viewing Recommended

**OPEN 7 DAYS**

Residential Sales, Lettings & Commercial Estate Agents

**johnpayne.com**

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Westhorne Avenue, Eltham, SE9 5LT

#### **ENTRANCE HALL**

15'3 x 7'10. Hardwood door to front, double glazed leaded light window to side, double radiator, under stairs storage cupboard, fitted carpet, stairs to first floor.

#### **DINING ROOM**

15'5 x 14'8 Max. Double glazed leaded light bay window to front, double radiator, fitted carpet, coved ceiling.

#### **LOUNGE**

14'0 x 13'9 Max. Double glazed sliding doors to garden, double radiator, gas fire, picture rail, fitted carpet

#### **KITCHEN**

9'10 x 8'7. Double glazed window to rear, double glazed leaded light window to side, half tiled walls, tiled splashbacks, range of wall and base units, stainless steel sink and drainer, space and plumbing for dishwasher, space for fridge, built-in fan assisted oven and grill, four ring gas hob. Laminate wood flooring, door to utility room and garage.

#### **UTILITY ROOM**

Window to rear, space and plumbing for washing machine and tumble dryer, stainless steel sink, half tiled walls.

#### **GARAGE**

Single, with up and over door, window to rear, power and light, utility meters and fusebox.

#### **LANDING**

Double glazed leaded light window to side, access to loft doors to:-

#### **BEDROOM 1**

14' x 13'6. Double glazed leaded light oriel bay window to front, double radiator, fitted wardrobes, fitted carpets.

#### **BEDROOM 2**

14 x 12'6 including fitted wardrobes. Double glazed window to rear, single radiator, fitted wardrobes, coved ceiling, fitted carpet.

#### **BEDROOM 3**

8'1 x 8'0. Double glazed leaded light window to side, single radiator, picture rail, fitted carpet.

#### **BATHROOM**

8'10 x 5'11 Obscure double glazed window to rear, pedestal wash hand basin, panelled bath, single radiator, airing cupboard housing hot water cylinder, fully tiled walls.

#### **SEPARATE WC**

Leaded light window to side, fully tiled walls, low level WC.

#### **REAR GARDEN - APPROX 130FT**

South facing, mainly laid to lawn with flower bed borders, variety of shrubs and trees, paved patio area.

#### **DRIVEWAY**

Leading to garage providing ample off-street parking.

#### **TENURE: FREEHOLD.**

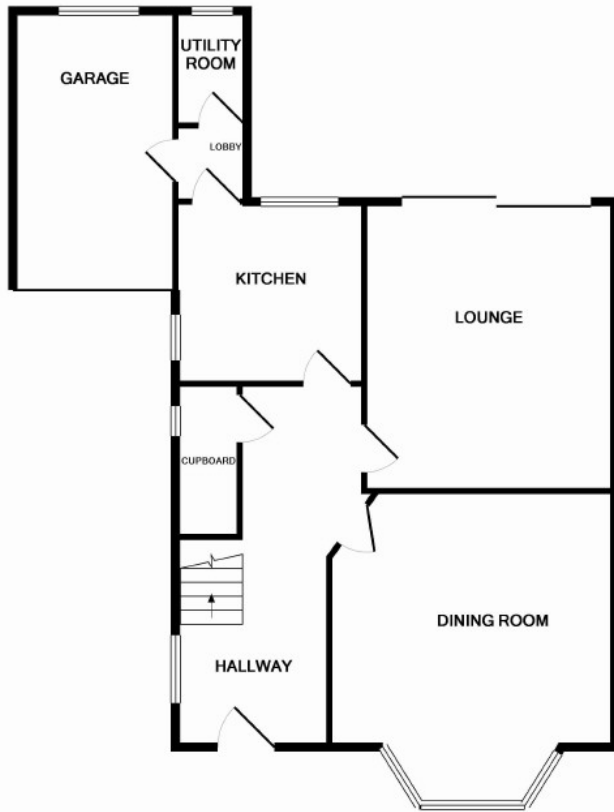
#### **LOCAL AUTHORITY**

London Borough of Greenwich

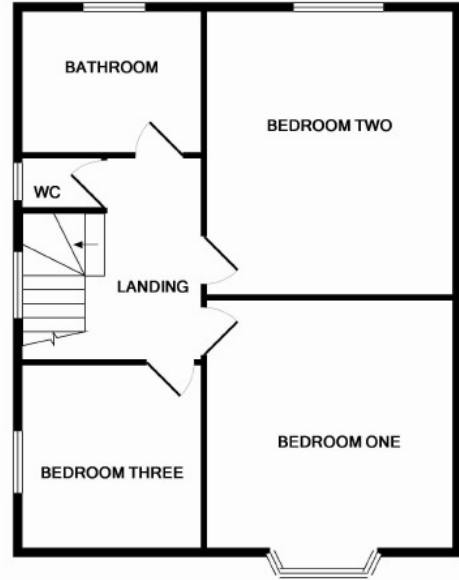
#### **VIEWING**

Viewing by prior appointment through Vendors Agents John Payne Lee Branch - 119 Burnt Ash Road SE12 8RA on 020 8852 8633 or email us on [lee@johnpayne.co.uk](mailto:lee@johnpayne.co.uk).

# Floorplan



GROUND FLOOR



1ST FLOOR

Made with Metropix ©2009

## Energy Performance Certificate

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	CURRENT	POTENTIAL	
Very energy efficient - lower running costs			Very environmentally friendly - Lower CO <sub>2</sub>
(92 - 100) <b>A</b>			(92 - 100) <b>A</b>
(81 - 91) <b>B</b>			(81 - 91) <b>B</b>
(69 - 80) <b>C</b>			(69 - 80) <b>C</b>
(55 - 68) <b>D</b>			(55 - 68) <b>D</b>
(39 - 54) <b>E</b>	46	54	(39 - 54) <b>E</b>
(21 - 38) <b>F</b>			(21 - 38) <b>F</b>
(1 - 20) <b>G</b>			(1 - 20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - High CO <sub>2</sub>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

## Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

**Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.**

## Additional Photos of Westhorne Avenue Eltham SE9



Ref: 1190/WH/TP/412/10/09