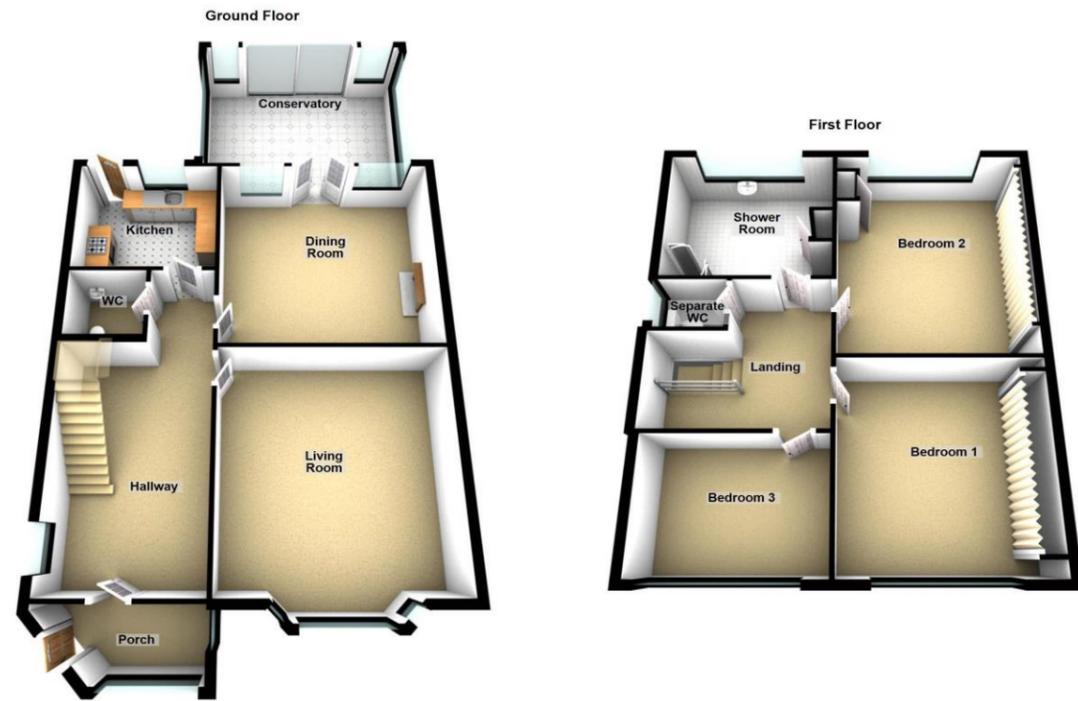


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	86	84	37
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



For Illustrative Purposes Only
Not To Scale.
Plan produced using PlanUp.



Westhorne Avenue, Eltham, London, SE9 5LR

Three Bedroom Semi Detached Home | Off Street Parking | Garage to the side | Spacious Rooms | Close to Local Amenities and Schools | Great Transport Links | Lovely Period Features | Sole Agents

Guide Price: £490,000 - £510,000

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate



Westhorne Avenue, Eltham, London, SE9 5LR

** Guide Price £490,000 - £510,000 **

A larger than average three bedroom semi-detached home situated in a popular location close to Eltham Main Line Train Station and the Historic Eltham Palace. Offering a bright conservatory that looks out onto a mature garden, fitted kitchen, large dining room and spacious living room to the ground floor. To the first floor you will find three double bedrooms, a modern shower room and a separate WC. The property also benefits from gas central heating, double glazing and a large driveway for a number of cars. We highly recommend internal viewings to truly appreciate this property. Please contact Hunters Blackfen on 020 8301 5511. SOLE AGENTS.

ENTRANCE PORCH

3.23m (10' 7") x 1.19m (3' 11")

Wooden door surrounded by wood panelled glass and floor tiling.

ENTRANCE HALL

4.47m (14' 8") x 2.39m (7' 10")

Wooden door to front, window to side, radiator and stairs leading to the first floor.

GROUND FLOOR W.C

1.78m (5' 10") x 0.79m (2' 7")

Frosted window to side, low level W.C and hand wash basin.

LIVING ROOM

5.03m (16' 6") x 4.57m (15' 0")

Double glazed bay window to front, fireplace, carpet and radiator.

DINING ROOM

4.62m (15' 2") x 3.78m (12' 5")

Double doors leading in to the conservatory, fireplace, carpet and radiator.

KITCHEN

3.28m (10' 9") x 3.12m (10' 3")

Double glazed window to rear, double glazed door to rear leading to rear garden, space for fridge freezer, space for dish washer, space for washing machine, gas hob and oven, range of wall and base units, tiled walls and vinyl flooring.

CONSERVATORY

3.71m (12' 2") x 3.45m (11' 4")

Windows to side, vinyl flooring and sliding doors to garden.

LANDING

Large window to side, loft access and carpet.

MASTER BEDROOM

5.03m (16' 6") x 4.57m (15' 0")

Double glazed bay window to front, fitted wardrobe, carpet and radiator.

BEDROOM TWO

4.62m (15' 2") x 3.78m (12' 5")

Double glazed window to rear, fitted wardrobe, carpet and radiator.

BEDROOM THREE

2.95m (9' 8") x 2.95m (9' 8")

Double Glazed window to front, and carpet and radiator.

SHOWER ROOM

2.34m (7' 8") x 2.18m (7' 2")

Double glazed frosted window to rear, corner shower, heated towel rail and wall and floor tiling.

SEPARATE W.C

1.37m (4' 6") x 0.94m (3' 1")

Low level W.C and wall tiling.

GARDEN

Mainly laid to lawn, mature shrubs and access to the garage .

FRONT GARDEN

Paved to front to provide off street parking, laid to lawn and mature shrubs.

OPENING HOURS

Monday - Thursday: 8:30 am - 6:30 pm

Friday: 8:30 am - 6 pm

Saturday: 9 am - 5 pm

Sunday: 10 am - 4 pm

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

