Westmount Estates









Charminster Road, London, SE9 4BP

Asking Price £375,000

Offered to the market with no forward chain, this attractive, brick-built two-bedroom end-of-terrace family home is ideally suited to first-time buyers, couples and small families alike. The ground floor comprises a welcoming reception room, fitted kitchen and family bathroom. To the first floor are two well-proportioned bedrooms and a separate WC. Externally, the property benefits from a larger-than-average rear garden, with convenient side access, along with a paved front garden. Situated in a convenient residential location, the property enjoys good access to public transport links and local schools, making it an excellent choice for those seeking a well-located home. Bromley borough council band C. EPC rating D.

ENTRANCE
A UPVC double glazed door with frosted glass insert to the entrance hall.

ENTRANCE HALL
Stairs to first floor, radiator, centre light point.

LOUNGE



A double glazed Georgian bay windows to font, radiator, fireplace for a gas fire with marble effect surround and wooden mantle, coved ceiling, centre light point.

KITCHEN



A range of eye and base units, roll top work surface with one and a half sink unit with drainer and mixer taps, radiator, door housing wall mounted boiler and under stairs storage, suspended ceiling, space for a free standing oven and fridge, plumbing for a dish washer and washing machine, tiled surround, extractor fan, double glazed Georgian window to side and rear, double glazed door for access to the garden.

BATHROOM



A two piece suite comprising panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, tilled walls, tilled flooring, radiator, double glazed frosted Georgian window to rear.

LANDING
A double glazed Georgian window to side, radiator, access to loft via hatch.

BEDROOM ONE



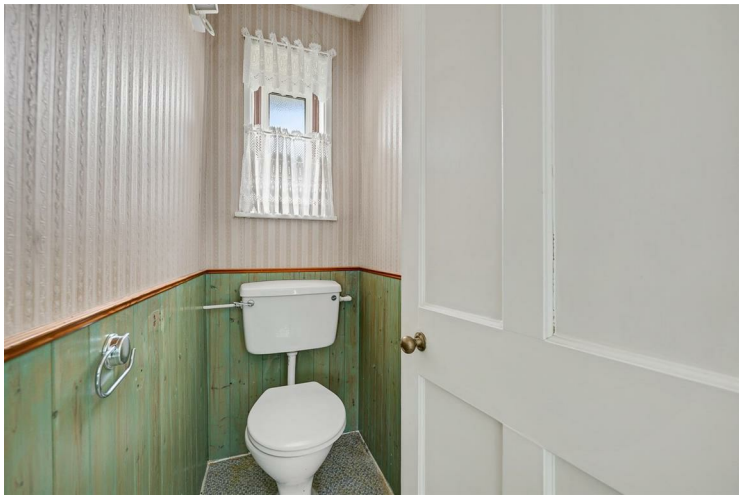
An L shaped room, double glazed Georgian windows to front and side, radiator, wardrobe above the stair recces, coved ceiling, centre light point.

BEDROOM TWO



A double glazed Georgian window to rear, radiator, built in wardrobe, coved ceiling, centre light point.

W.C



A low flush w/c, half panelled walls, double glazed frosted window to rear, coved ceiling, centre light point.

REAR GARDEN

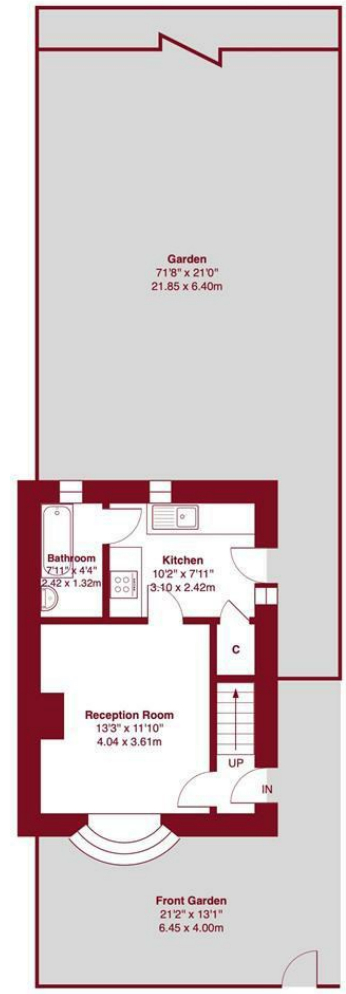


Access via a lockable gate with outside tap and light, detached shed for storage, a larger than average garden in need of attention.

FRONTAGE

Crazy paved front garden with pathway to the front door.

Floor Plan



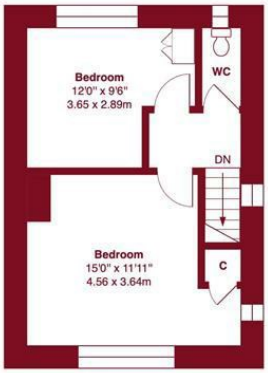
Ground Floor



Charminster Road, SE9

Approximate Gross Internal Area:
667 sq ft / 61.9 sq m

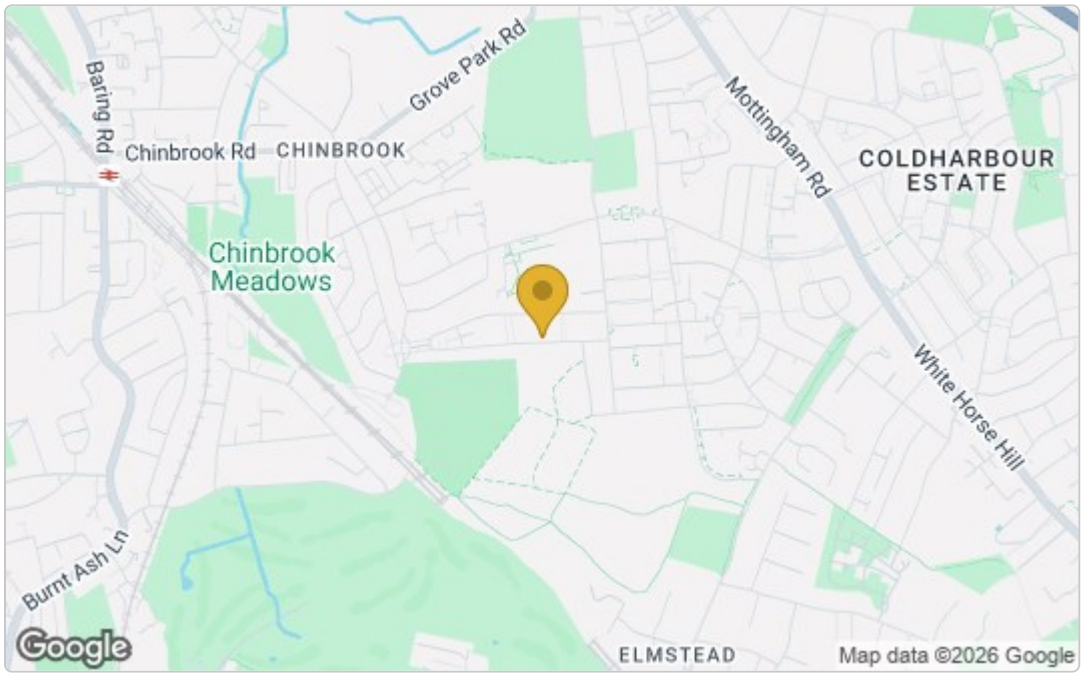
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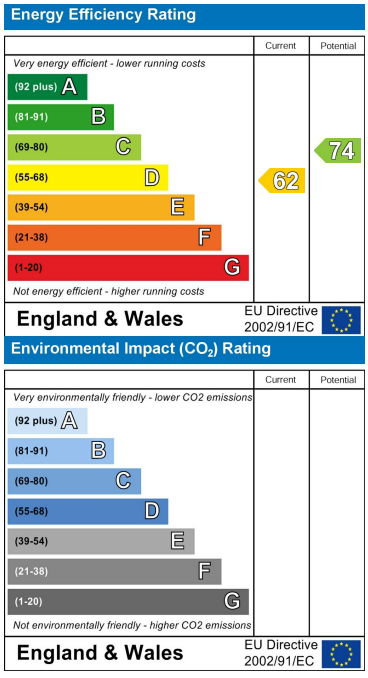
First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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