



## Westerdale Road, Greenwich **£850,000 Freehold**

Beautifully presented end of terrace Victorian family home modernised and refurbished by the current owners but still retaining a wealth of period features including period mouldings and stripped wooden flooring. The accommodation comprises a large L-shaped lounge, kitchen/breakfast room, 3 bedrooms and 2 bathrooms and a detached garage. The house is situated just a short walk from Greenwich Park, Maze Hill and Westcombe Park BR stations. The location falls within the current catchment areas of several Ofsted Outstanding rated schools including Halstow Primary and Roan Secondary School.

# KERSHAW'S



The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make our sales particulars as accurate as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. VIEWING STRICTLY THROUGH KERSHAW'S ON 02082972922

## Entrance

Wood panelled entrance door opening on to the split level entrance hall. Under stairs storage

## Through Living Room

Square bay window to the front, with additional sash window also to the front ceiling cornice and two centre rose mouldings and skirtings. Stripped and varnished floorboards. Opaque sealed double glazed door opening onto the garden beyond.

## Kitchen/Breakfast Room

Set at the rear of the house with sealed double glazed window and sealed opaque double glazed door opening on to the garden. Hand painted kitchen comprising wall, base and drawer units, stainless steel sink and drainer with mixer tap. Plumbed for washing machine and space for tumble dryer. Integrated four ring gas hob and separate oven. Twin sash windows to the side in the breakfast area. Ceramic tiled flooring. Radiator

## Wet Room

Fully tiled wet room with walk in shower fitted with fixed head rain head shower and separate hand shower attachment. Low flush WC. Wall mounted wash hand basin. Low voltage ceiling lighting. Heated towel rail.

## First Floor Landing

Sealed double glazed window to the side. Loft access

## Bedroom One

Angled bay window to the front and additional side window. Range of floor to ceiling fitted wardrobes and additional storage unit built into the bay with drawers. Ceiling cornice. Radiator

## Bedroom Two

Sealed double g window to the rear and floor to ceiling built in fitted wardrobes. Radiator .

## Half Landing to the Rear

## Bedroom Three

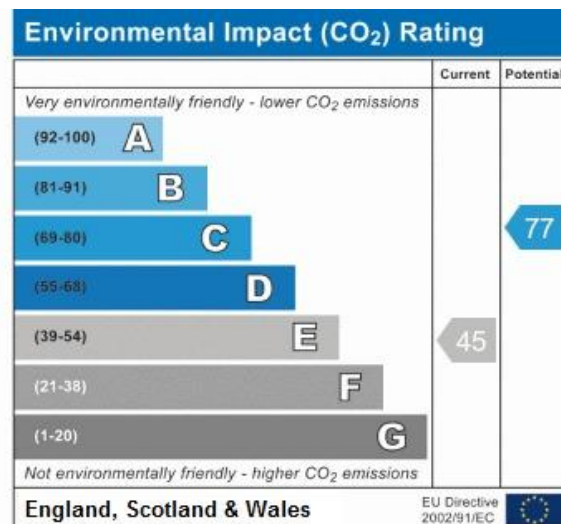
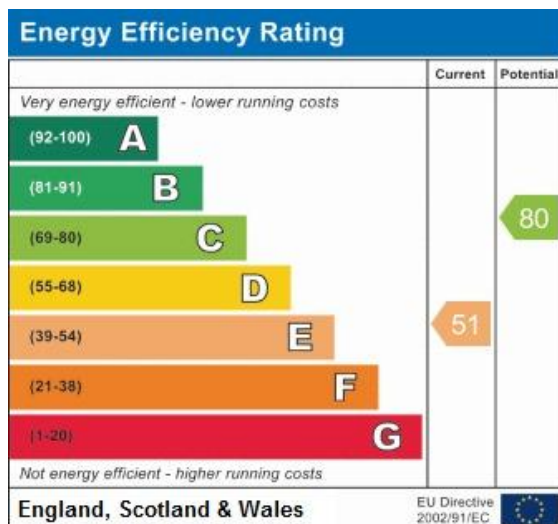
Double aspected room with sealed double glazed windows to the side and rear. Radiator. Loft access.

## Family Bathroom

White suite with chrome fittings , comprising mixer taps and over bath shower. Low flush WC. Circular wash hand basin set into wooden vanity unit. Ceramic tiled walls and floor. Radiator. Opaque double glazed window to the side.

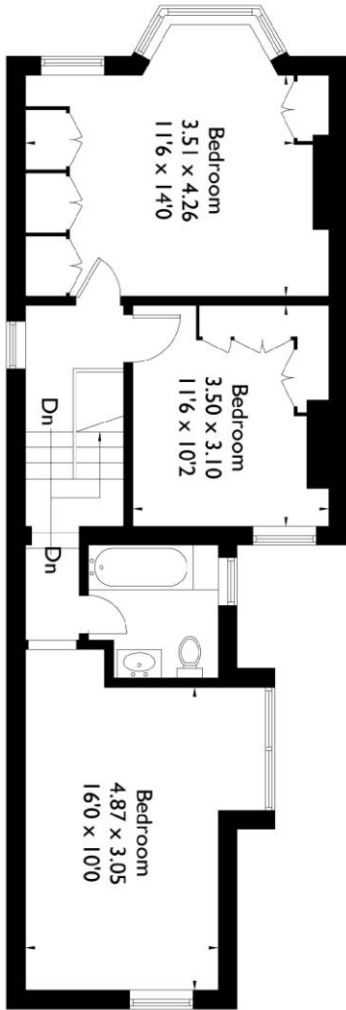
## Exterior

Enclosed and walled L shaped garden with raised beds planted with shrubs. Garden has pedestrian access into Ormiston Road and a detached garage also with drive in access from Ormiston Road.



## Westerdale Road, SE10

Approximate Gross Internal Area = 1184 sq m / 1274 sq ft  
 Garage = 12.9 sq m / 139 sq ft  
 Total = 131.3 sq m / 1413 sq ft



Floorplans © 2017  
 0203 9656099 Ref: 199225

This plan is for your guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale. All dimensions are approximate. Whilst every care is taken in the preparation of this plan, the floorplan is not intended to be a contract. All dimensions, sizes & compass bearings before making any decisions remain upon them.

