



## 111 Dumbreck Road, London, SE9 1XE Asking Price £595,000

Located in the heart of Eltham Park, close to the Ofstead outstanding Deansfield primary school is this EXTENDED THREE BEDROOM semi detached family home. Internally the property boasts: reception room, dining room, kitchen, utility room and extended seating area to the ground floor whilst to the first floor are THREE bedrooms. At the rear of the property is a well stocked mature garden. There is scope to add an additional bedroom and bathroom to the current loft space STPP. The current vendors have enjoyed many years of both the property and the area. Council tax Greenwich band D. Freehold, EPC rating D.



# Dumbreck Road, London, SE9 1XE

## ENTRANCE PORCH 5'1" x 2'4" (1.56 x 0.73)

Double glazed double entrance doors with frosted glass, wall light, laminate flooring.

## RECEPTION ROOM 17'1" x 13'3" (5.23 x 4.06)

Double glazed window to front with bespoke window shutter, centre light point and additional wall lights, fire place with electric wood burner effect fire, picture rail, two covered radiators, carpeted stairs to first floor level, carpet as laid.

## DINING ROOM 17'1" x 10'3" (5.23 x 3.13)

Double glazed window to side, fire place with electric wood burner effect fire, centre light point, under stairs storage, open plan to seating area, carpet as laid.

## KITCHEN 13'1" x 7'4" (4.01 x 2.25)

Fitted with a matching range of wall and base units with work surface over, sink and half drainer with chrome mixer tap, built in four ring gas hob with extractor hood over, built in oven and grill. integrated fridge, Velux window, coving to ceiling, serving hatch through to seating area, tiled flooring.

## UTILITY ROOM 7'5" x 6'4" (2.27 x 1.94)

Fitted with a matching range of wall units, stainless steel sink and drainer with mixer tap. Space for washing machine, tumble dryer, fridge and fridge freezer. Double glazed door to rear to garden, tiled flooring.

## SEATING AREA 19'10" x 9'5" (6.05 x 2.89)

Double glazed window to side, double glazed double doors to rear leading to garden, coving to ceiling, centre light point, covered radiator, serving hatch through to kitchen, wood effect laminate flooring.

## FIRST FLOOR LANDING

Picture rail, doors to all rooms, carpet as laid.

## BEDROOM ONE 10'7" x 8'0" (3.24 x 2.44)

Double glazed window to rear with bespoke window shutters, built in wardrobe, centre light point, radiator, carpet as laid.

## BEDROOM TWO 11'1" x 8'2" (3.4 x 2.49)

Double glazed window to front with bespoke window shutters, built in wardrobe, centre light point, radiator, carpet as laid.

## BEDROOM THREE 7'7" x 7'8" (2.33 x 2.34)

Double glazed window to front with bespoke window shutters, built in wardrobe with bespoke built in pull out bed, centre light point, radiator, carpet as laid.

## BATHROOM 7'8" x 7'3" (2.35 x 2.23)

Fitted three piece suite comprising: paneled bath with glass shower screen and mixer tap with shower attachment, vanity wash hand basin with mixer tap and low level flush W.C. with concealed cistern. Frosted double glazed window to rear, built in storage cupboard housing wall mounted boiler, heated towel rail, partly tiled walls, inset ceiling spotlights, access to loft, vinyl flooring.

## REAR GARDEN

Patio area, mainly laid to lawn with well stocked, mature flower and shrub borders, decked seating area to the rear.

## FRONT GARDEN

Steps to front door, flower and shrub borders, artificial grass.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worse
92-100% A		92-100% A	
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
21-38% F		21-38% F	
1-20% G		1-20% G	

EU Directive 2002/91/EC

### Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.