



21 Dairsie Road, London, SE9 1XN

Asking Price £565,000

A beautifully presented TWO bedroom 'Corbett' family home. Internally the accommodation comprises of a lounge, extended open plan kitchen and dining room and downstairs w/c to the ground floor. To the first floor there are two well appointed bedrooms and a family bathroom. The garden to the rear is private with a detached studio/office to the rear. To the front of the property there is a block paved driveway for parking. EPC rating D. Council tax Greenwich band D.



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ENTRANCE

A wooden double glazed door to the entrance hall.

ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboard, radiator, centre light point, double glazed numbered window to front, stripped and polished flooring.

LOUNGE 14'1" x 11'1" (4.3 x 3.4)

A double glazed bay window to front with bespoke window shutters, a feature cast iron fireplace with wooden mantle, radiator, coved ceiling, centre light point, shelving into the recess.

DINING ROOM 14'5" x 10'5" (4.4 x 3.2)

Open plan to the kitchen, a feature gas burning stove with wooden mantle, stripped and polished wooden flooring, radiator, shelving into recess, door to storage cupboard and downstairs w/c, centre light point, open to the fitted kitchen.

DOWNSTAIRS W.C

A low flush w/c, extractor fan and inset spotlights, wash hand basin, tiled flooring.

FITTED KITCHEN 15'8" x 10'9" (4.8 x 3.3)

A modern fitted kitchen with a range of eye and base units, wooden work surface with splashback area, space for a free standing oven butler sink with mixer taps, Space for free standing Aga (currently working & will remain), plumbing for a washing machine, floating island with storage cupboards and wine rack, integrated fridge freezer, extractor fan, two double glazed Velux windows for additional natural light, tiled flooring, radiator, double glazed French patio doors for access to the garden.

LANDING

Stairs to the first floor, access to the loft via hatch, centre light point.

BEDROOM ONE 16'0" x 10'9" (4.9 x 3.3)

Two double glazed windows to front, a feature cast iron fireplace with a wooden mantle, built in wardrobe into the recess, radiator, centre light point.

BEDROOM TWO 10'9" x 6'10" (3.3 x 2.1)

A double glazed window to rear, built in wardrobe, a feature cast iron fireplace, radiator, centre light point.

BATHROOM

A four piece suite comprising a ball and claw foot roll top bath with mixer taps and shower attachments, walk in power shower with tiled insert and glass screen, pedestal wash hand basin, high flush w/c, towel rail radiator, double glazed frosted window to rear, tiled flooring.

REAR GARDEN

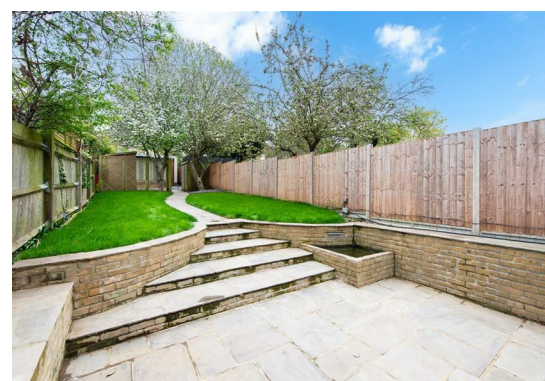
A paved patio area with a brick retaining wall, raised water feature with small waterfall, steps to the main garden, outside tap, and lighting. The main garden is laid to lawn with a two detached timber storage shed, slate area, access to a studio/office.

STUDIO/OFFICE 13'9" x 11'1" (4.2 x 3.4)

A detached office with double glazed sliding door to front, power and lighting, cat 5 internet cable.

FRONTAGE

A masonic tiled path to front door, block paved driveway for parking, raised flower borders.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Less energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions	Less environmentally friendly - higher CO ₂ emissions
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

EU Directive 2002/91/EC

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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.