

Westmount Estates



Dairsie Road, London, SE9 1XH

Price Guide £550,000

Guide Price £550,000 - £565,000 Welcoming to the market this well presented THREE bedroom period mid terrace family home located on this sought after street close to the Ofsted outstanding Deansfield primary school. Internally the property is arranged to provide: front reception room with bay window, dining room, kitchen, lean-to and bathroom to the ground floor with THREE well proportioned bedrooms to the first floor. Well positioned for access to all the area has to offer including Oxleas woods and meadow, Eltham mainline train station offering a fast and frequent service into numerous London termini and Eltham high Street with a variety of bars and restaurants to suit all palates. Viewing by appointment only, call today. EPC rating: C Greenwich council tax band D, Freehold.

ENTRANCE PORCH

UPVC entrance door with double glazed units to either side, wall light, coconut matting flooring.

ENTRANCE HALL



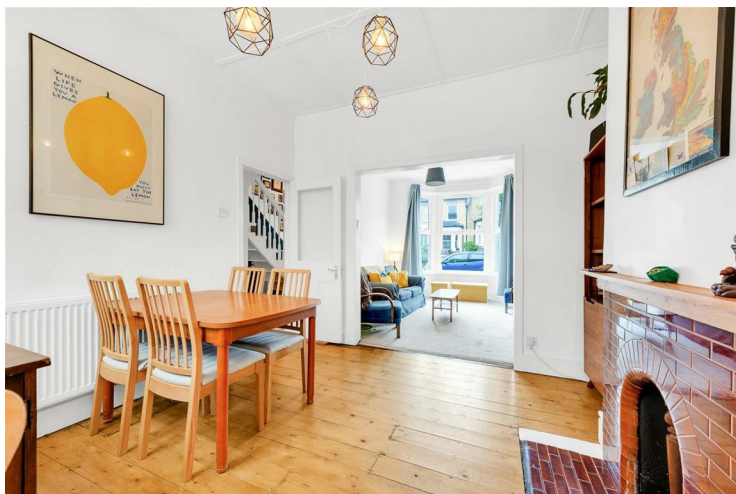
Carpeted stairs to first floor level, open under stairs for storage, coving to ceiling, radiator, centre light point.

RECEPTION ROOM 13'7" x 11'3" (4.15 x 3.44)



Double glazed bay window to front, centre light point, coving to ceiling, radiator, carpet as laid.

DINING ROOM 11'4" x 10'6" (3.47 x 3.22)



Centre light point, opening windows to rear on to lean-to,

built in display shelving with built in low level storage cupboard to one alcove, tiled feature fire place, radiator, stripped wooden floor boards.

KITCHEN 6'7" x 5'9" (2.03 x 1.77)



Fitted with a matching range of base units with work top over and display shelving for additional storage, stainless steel sink and drainer with mixer tap. Space for freestanding four ring electric cooker, dishwasher and washing machine. Double glazed window to rear, partly tiled walls, tiled floor. Door to side to lean-to.

LEAN-TO 8'1" x 7'7" (2.47 x 2.33)



Fitted with a matching range of base units with work top over, Double glazed window to rear with door to side leading to covered exit to garden. Space for two free standing fridge freezers, vinyl flooring.

GROUND FLOOR BATHROOM 7'8" x 5'5" (2.36 x 1.66)



White three piece suite comprising: panelled bath with electric shower over and shower curtain, pedestal wash hand basin with mixer tap and low level flush W.C. Multi point centre light point, frosted window to rear, heated towel rail, partly tiled walls, tiled flooring.

FIRST FLOOR LANDING

Access to loft, doors to all rooms, carpet as laid.

BEDROOM ONE 16'8" x 10'9" (5.09 x 3.30)



Two double glazed windows to front, two centre light point, two radiators, feature fireplace, carpet as laid.

BEDROOM TWO 11'2" x 8'4" (3.41 x 2.55)



Double glazed window to rear, centre light point, radiator, carpet as laid.

BEDROOM THREE 8'5" x 7'10" (2.57 x 2.40)



Double glazed window to rear, centre light point, radiator, carpet as laid.

FRONT GARDEN

Off street parking for one vehicle.

REAR GARDEN



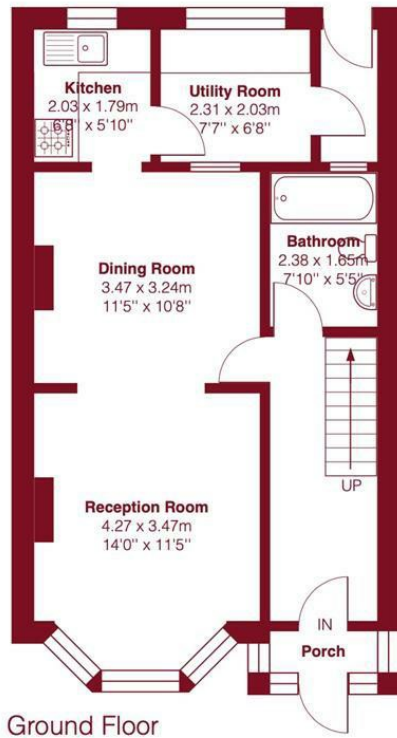
South facing rear garden, patio, shed, greenhouse, external tap and lighting, established trees and shrubs.

Floor Plan

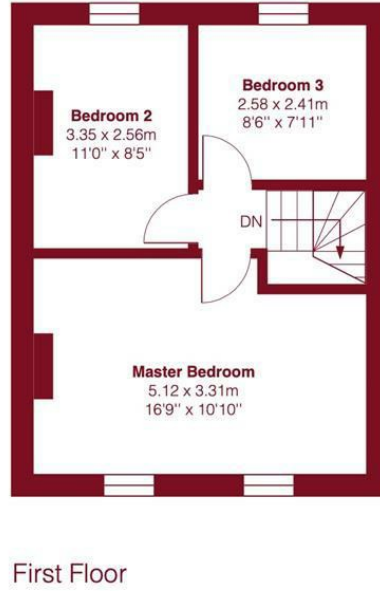
Dairsie Road SE9



Total Area: 86.1 m²... 927 ft²

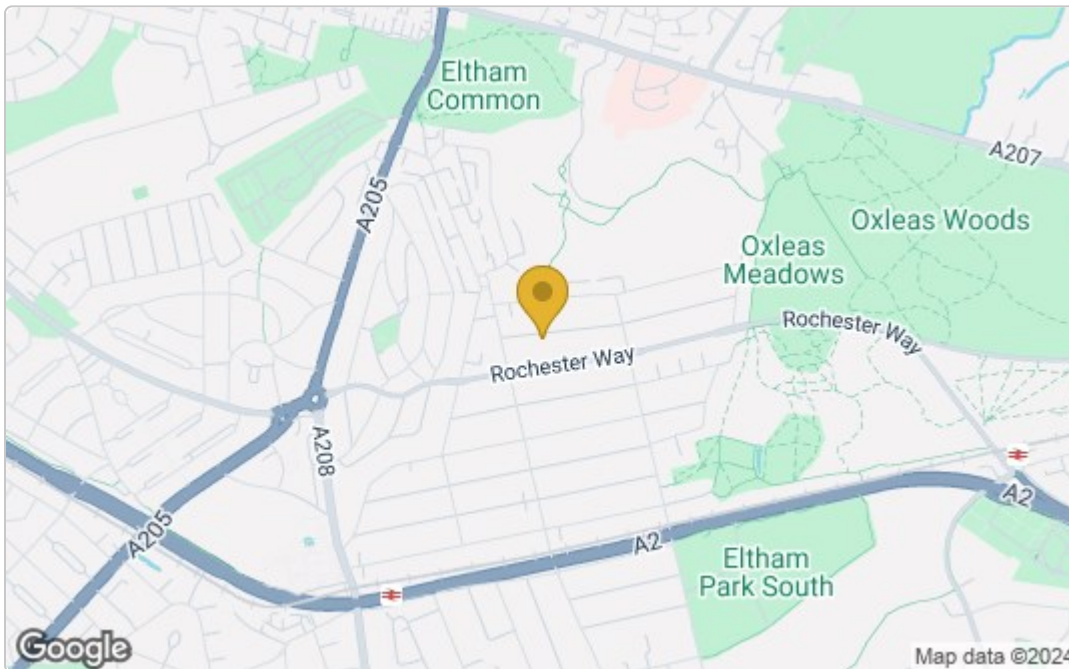


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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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