

Westmount Estates



Dumbreck Road, London, SE9 1XD

Asking Price £625,000

GUIDE PRICE £625,000 TO 650,000. A superbly presented THREE bedroom semi detached red brick 'Corbett' family home. Offered to market with no onward chain this home is not to be missed. Internally the property boasts two separate reception rooms, a pitched roof conservatory, modern fitted integrated kitchen, ground floor shower room. To the first floor there are three well appointed bedrooms and a ensuite bathroom. To the rear the garden is south facing and well stocked garden with side access to the off road parking to the front. Situated on this ever popular tree lined road and within close proximity to three sought after schools and open greenery at Eltham park north and south. Greenwich council tax band D. EPC rating D.

ENTRANCE

A wooden front door with frosted multi pained insert to the entrance hall.

ENTRANCE HALL

Stairs to the first floor, radiator, ornate centre ceiling rose, radiator, engineered wooden flooring, dado rail.

LOUNGE 13'5" x 11'1" (4.1 x 3.4)



A double glazed window to front, radiator, engineered wood flooring, a feature cast iron fireplace with polished hearth and marble mantle and surround, ornate coved cornice, ornate centre ceiling rose.

SECOND RECEPTION ROOM 17'0" x 10'2" (5.2 x 3.1)



Under stairs storage cupboard, radiator, double glazed French patio doors for access to the conservatory, engineered wood flooring, ornate centre ceiling rose.

CONSERVATORY 10'5" x 8'10" (3.2 x 2.7)



A pitched roof conservatory, half brick and double glazed, French patio doors for access to the garden, centre light point.

FITTED KITCHEN 11'9" x 6'6" (3.6 x 2.0)



A modern fitted integrated kitchen with a range of eye and base units, work surface with tiled surround, four ring hob with extractor fan above, built in double oven, 1 1/2 sink unit with drainer and mixer taps, double glazed sash window to side, double glazed door for access to the conservatory, radiator, integrated dishwasher and fridge freezer, plumbing for washing machine, tiled flooring, inset spotlights, double glazed Velux window for additional natural light.

DOWNSTAIRS BATHROOM



A three piece suite comprising walk in fixed head power shower with glass screen, pedestal wash hand basin, low flush w/c, tiled walls, double glazed sash frosted window to rear, towel rail radiator, inset spot lights tiled flooring.

LANDING

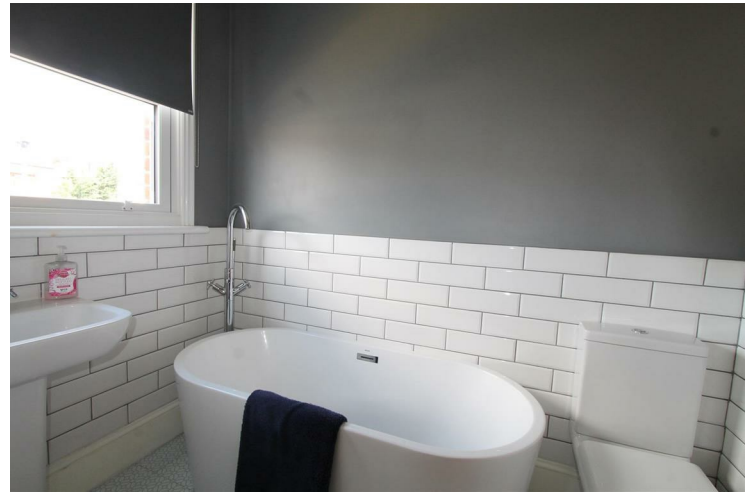
A dog-leg staircase to the landing, Velux double glazed window to ceiling for additional natural light, doors to all bedrooms, ornate centre ceiling rose, centre light point.

BEDROOM ONE 11'9" x 10'5" (3.6 x 3.2)



Two double glazed windows to front, radiator, engineered wood flooring, a feature cast iron fireplace, ornate centre ceiling rose and centre light point.

EN SUITE BATHROOM



A three piece suite comprising free standing oval bath with mixer taps and shower attachment, pedestal wash hand basin, low flush w/c, half tiled walls, double glazed window to front, inset spotlight, extractor fan, tiled flooring.

BEDROOM TWO 10'5" x 8'10" (3.2 x 2.7)



A double glazed window to rear, radiator, engineered wood flooring, ornate centre ceiling rose,

BEDROOM THREE 7'6" x 7'2" (2.3 x 2.2)



A double glazed window to rear, radiator, access top loft via hatch, engineered wood flooring, ornate centre ceiling rose.

REAR GARDEN



A well stocked south facing garden with a paved patio area with steps to the main garden, a brick retaining wall, outside lighting and tap, second patio area to the rear of the property. Side access to the front of the property via two lockable gates.

FRONTAGE

A brick retaining wall with a rose garden, crazy paved driveway for off road parking.

Floor Plan

GROUND FLOOR

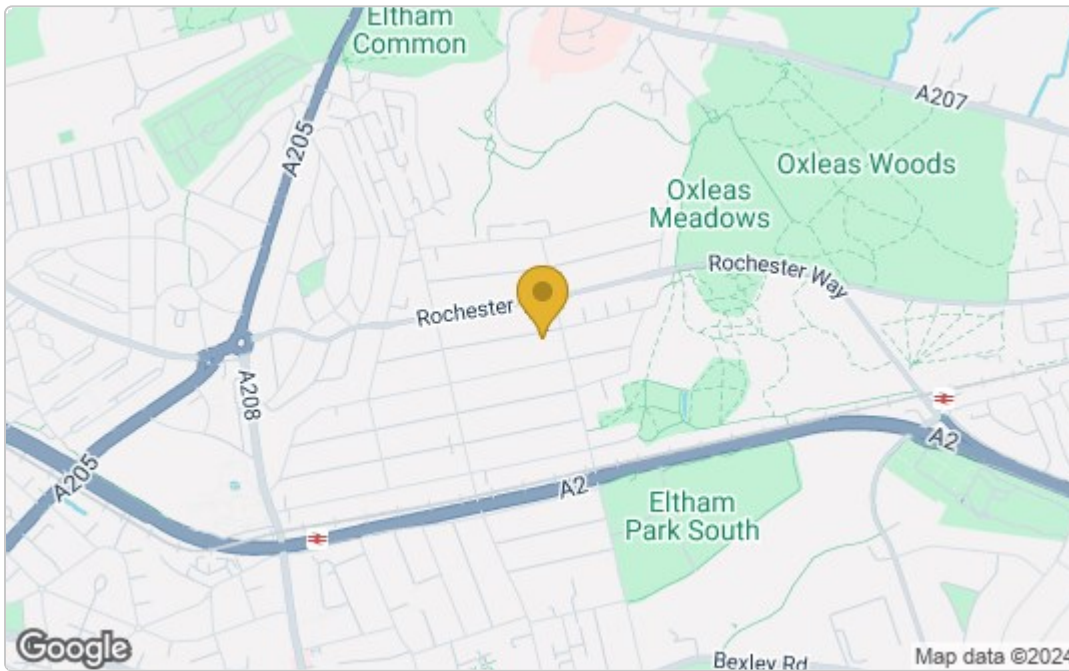


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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