

Westmount Estates



Dumbreck Road, London, SE9 1XG

Asking Price £625,000

An exciting opportunity to own this extended THREE bedroom end of terrace family home in a sought after road within the heart of Eltham Park. Internally the property is arranged to provide a combined reception and dining room creating a light and spacious through lounge, kitchen and study to the ground floor whilst to the first floor are three well proportioned bedrooms and family shower room. Additional benefits to tempt include a garage to the side of the property, off street parking and a south facing private rear garden. Offered to the market with NO FORWARD CHAIN. Awaiting EPC, council tax Greenwich band D, freehold.

ENTRANCE PORCH



Glazed double doors with glazed units to either side, centre light, tiled flooring.

ENTRANCE HALL

Multi paned entrance door, centre light point, coving to ceiling, carpeted stairs to first floor level, built in storage cupboard, radiator, carpet as laid.

RECEPTION/DINING ROOM 24'11" x 15'10" < 11'3" (7.60 x 4.85 < 3.43)



Combined reception/dining room comprising:
Reception area: Double glazed bay window to front, centre light point, gas effect fire (untested) with wooden surround, radiator, carpet as laid.
Dining area: Two centre light points, coving to ceiling, frosted double glazed door to rear leading to garden, radiator, carpet as laid.

KITCHEN 9'5" x 9'1" (2.89 x 2.79)



Fitted with a matching range of wall and base units with work top over, one and a half bowl stainless steel sink with drainer and mixer tap. Built in oven and grill. Built in four ring gas hob (untested) with extractor hood over. Integrated dishwasher. Space for under counter fridge and washing machine. Double glazed window to rear, frosted double glazed door to side leading to garden. Coving to ceiling, centre light point, radiator, partly tiled walls, vinyl flooring.

STUDY 9'4" x 5'8" (2.86 x 1.74)



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

FIRST FLOOR LANDING

Doors to all rooms, carpet as laid.

BEDROOM ONE 14'9" x 11'1" (4.52 x 3.38)



Two double glazed windows to front, coving to ceiling, centre light point, built in wardrobe with sliding doors, radiator, carpet as laid.

BEDROOM TWO 15'3" x 9'9" (4.67 x 2.99)



Step down, double glazed window to rear, centre light point, coving to ceiling, radiator, carpet as laid.

BEDROOM THREE 10'9" x 7'4" (3.30 x 2.24)



Double glazed window to side, centre light point, built in storage cupboard housing wall mounted boiler and immersion heater, carpet as laid.

SHOWER ROOM 7'6" x 5'4" (2.31 x 1.65)



Fitted three piece suite comprising: Walk in shower cubical with glass screen, pedestal wash hand basin and low level flush W.C. Access to loft, frosted double glazed window to rear, centre light point, partly tiled walls, vinyl flooring.

REAR GARDEN



Mature south facing rear garden with mature trees and shrubs, patio area and laid to lawn.

GARAGE

Up and over door.

FRONT GARDEN

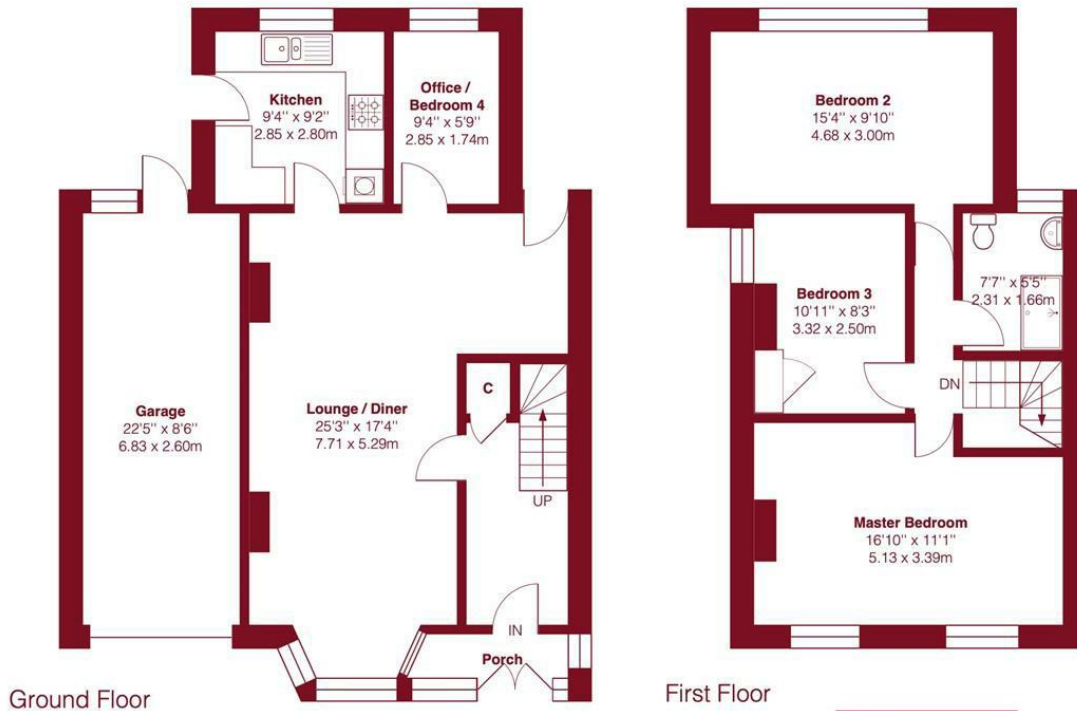
Off street parking, path to front door, laid to lawn, mature shrubs.

Floor Plan



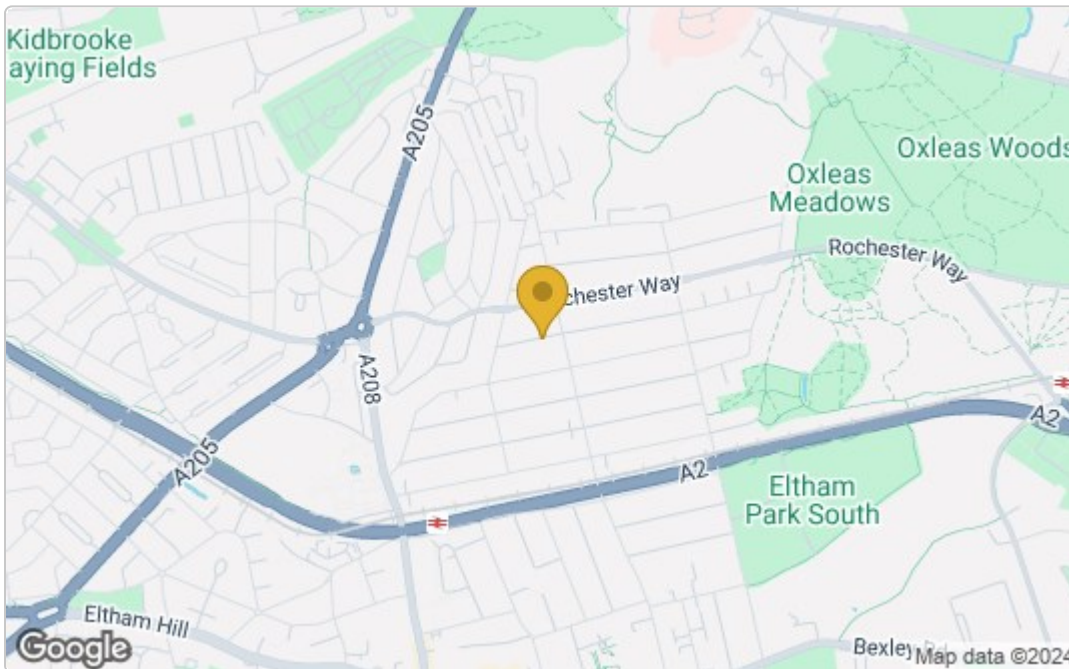
Dumbreck Road SE9

Approximate Gross Internal Area = 1313 sq ft / 122 sq m



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.
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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			
(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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