

Westmount Estates



Dairsie Road, Eltham, SE9 1XN

Price Guide £725,000

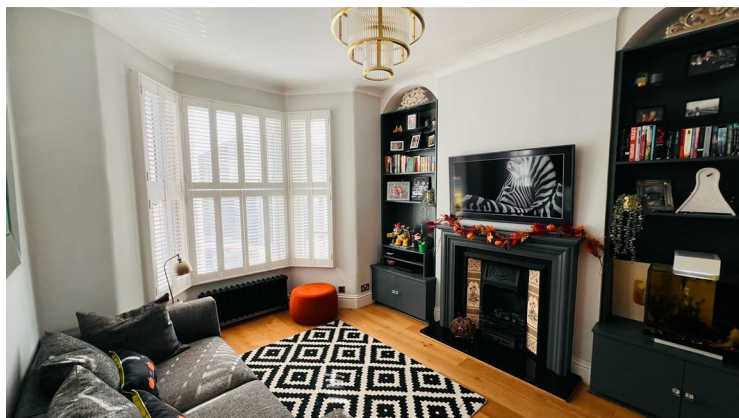
This beautifully updated and extended FOUR-bedroom Edwardian Corbett family home offers a perfect blend of modern comfort and traditional charm. The thoughtfully designed layout features a light elegant reception room, an impressive kitchen/reception area that leads to a well designed garden and home office. Upstairs you'll find THREE generously sized bedrooms, while the top (second) floor has a recently added dedicated master bedroom complete with a stylish en-suite shower room. A delightful home office/cinema room at the rear of the garden with high speed internet adds versatility to this inviting property. Ideally situated near the Ofsted outstanding Deansfield primary school, Eltham mainline train station which offers a fast and frequent service into central London, Eltham Park South and Oxleas Wood, this home is perfectly placed to take advantage of everything Eltham has to offer. EPC rating C. Council tax Greenwich band D, Freehold.

ENTRANCE HALL



Bright hallway where you are greeted with a beautiful cast iron column radiator, dado rail, centre light point, coving to ceiling, stairs to first floor level with carpet runner, under stairs shoe /bag storage, cupboard, solid Oak flooring.

RECEPTION ROOM 13'4" x 11'3" (4.08 x 3.43)



Double glazed sash bay window to front with bespoke window shutters, coving to ceiling, centre light point with ornate ceiling rose, cast iron column radiator, gas fire (untested) with cast iron surround with tiled inserts and wooden mantle over. built in book and display shelving to both alcoves with storage cupboards. Double doors (partially glazed) leading through to 'L' shape kitchen/dining room, solid Oak flooring.

KITCHEN/DINING ROOM 22'2" x 11'2" > 15'10" (6.77 x 3.41 > 4.85)



Placed in the heart of the home this kitchen features: fitted shaker style cabinets in sage grey with Oak worktop, ceramic sink with mixer tap. Space for an American style double fridge freezer, five ring rangemaster cooker (set within chimney breast) Integrated wine fridge and dishwasher. Coving surrounding ceiling, solid Oak flooring. Dining area: Bi-fold doors to rear leading to garden, inset ceiling spot lights. Exposed old London stock brick wall, column radiator, built in shelving/display unit (Oak), solid Oak flooring.

GROUND FLOOR BATHROOM 7'5" x 5'6" (2.28 x 1.68)



Fitted three piece suite comprising: bath with central mixer tap, shower over and glass shower screen, vanity wash hand basin with mixer tap and low level flush W.C. Inset ceiling spot lights, tiled walls, heated towel rail.

FIRST FLOOR LANDING

Centre light point, solid Oak fire doors to all rooms, stairs to second floor level where the carpet runner continues.

BEDROOM TWO 16'3" x 8'3" (4.96 x 2.54)



Two double glazed sash windows to front with bespoke window shutters, inset ceiling spot lights, two cast iron column radiators, carpet as laid.

BEDROOM THREE 13'6" x 8'2" (4.14 x 2.51)



Double glazed Sash window to rear, inset ceiling spot lights, column radiator, carpet as laid.

BEDROOM FOUR 8'7" x 7'10" (2.62 x 2.39)



Double glazed sash window to rear, inset ceiling spot lights, column radiator, carpet as laid.

SECOND FLOOR LANDING

Solid Oak fire door to master bedroom, light dome.

MASTER BEDROOM 17'11" x 9'8" (5.48 x 2.97)



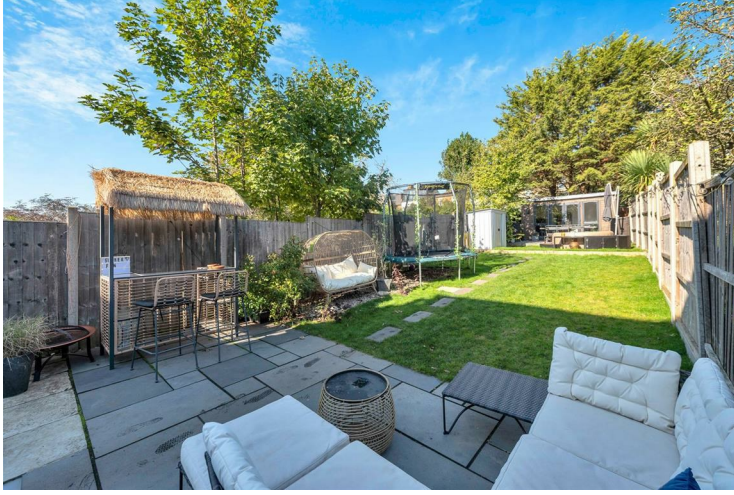
Bi-fold doors (with integrated blinds) to rear with Juliet balcony with far reaching views across towards Oxleas Woods, inset ceiling spot lights, two Velux windows, eaves storage cupboards, built-in wardrobe, column radiator, carpet as laid.

EN-SUITE SHOWER ROOM 7'5" x 3'7" (2.27 x 1.10)



Modern fitted three piece suite comprising: Walk in shower cubical with sliding glass door, vanity wash hand basin with mixer tap and low level flush W.C. Partly tiled walls, frosted double glazed window to rear, tiled flooring.

REAR GARDEN



Secluded large garden features two patio areas, mainly laid to lawn with shrub borders and features garden office cinema room.

HOME OFFICE/CINEMA ROOM



A recent addition to the property. Double glazed double doors with windows to either side. Herringbone solid flooring, power, light and high speed internet connection.

FRONT GARDEN

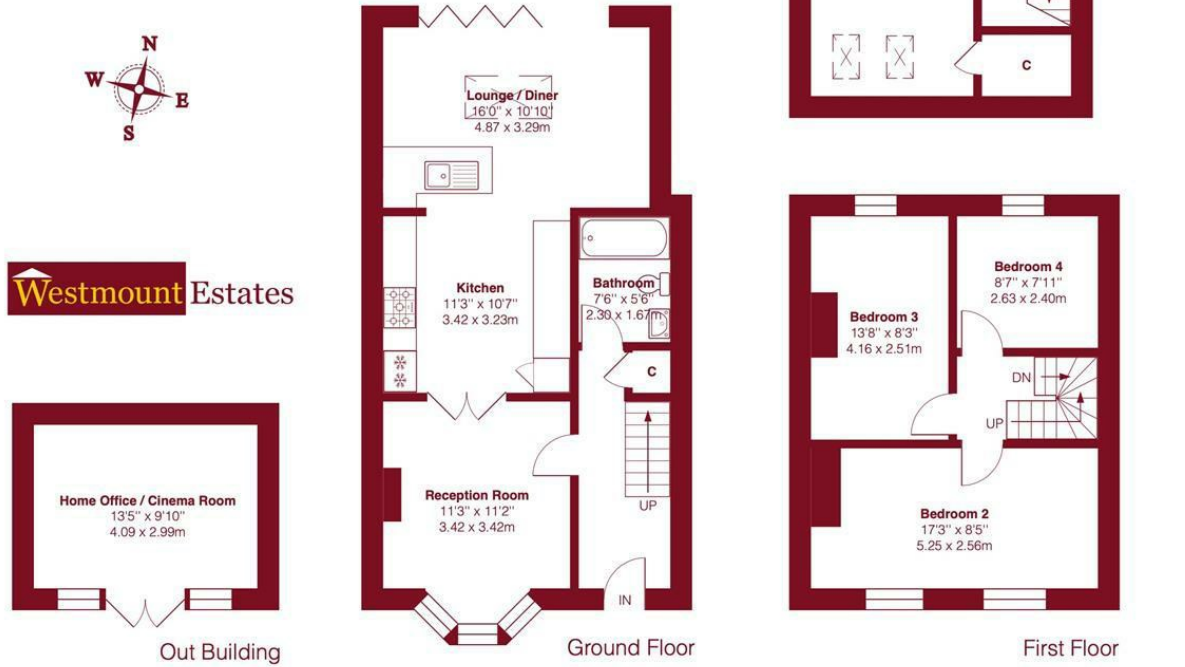
Off street parking, steps up to the entrance door with landscaped planting.

Floor Plan

Dairsie Road, SE9

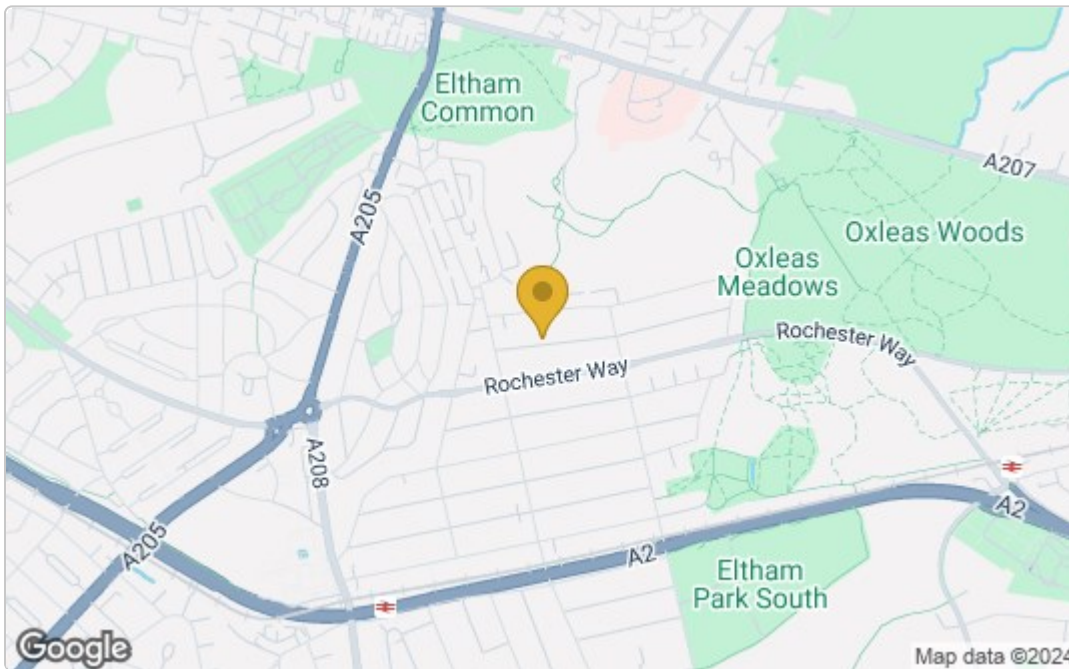
Approximate Gross Internal Area = 1219 sq ft / 113.2 sq m

Total Area = 1350 sq ft / 125.5 sq m

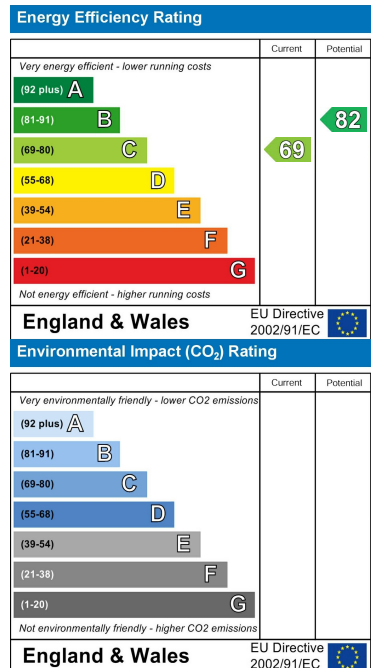


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant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



Energy Efficiency Graph



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