



Dumbreck Road, London, SE9 1RF

Asking Price £675,000

Situated on this popular and sought after road is this EXTENDED FOUR bedroom semi detached family home. Internally the property is arranged to provide a front reception room and dining room combined to make a through lounge, Extended 'L' shaped kitchen/breakfast room and W.C to the ground floor. To the first floor are three well proportioned bedrooms and family bathroom with four piece suite with a sizable master bedroom with en-suite shower room to the second (top) floor. Dumbreck Road is located allowing access to Eltham mainline train station, Eltham Park South, Oxleas woods and the Ofsted outstanding Deansfield primary school. Viewing by appointment only. Council tax Greenwich band D. EPC rating D Freehold.

ENTRANCE HALL



UPVC entrance door with half moon window, inset ceiling spot lights, carpeted stairs to first floor level, double glazed window to side, under stairs storage cupboard, covered radiator, laminate flooring.

RECEPTION ROOM 12'7" x 11'6" (3.86 x 3.53)



Double glazed bay window to front with bespoke window shutters, centre light point, gas fire (untested) with mantle piece over, covered radiator, laminate flooring. Open plan to dining room.

DINING ROOM 13'0" x 10'5" (3.98 x 3.20)



Centre light point, radiator, laminate flooring, open onto kitchen/breakfast room.

'L' SHAPED KITCHEN/BREAKFAST ROOM 15'10" x 10'4" (4.85 x 3.15)



Fitted with a matching range of wall and base units with worktop space over, stainless steel sink with drainer and mixer tap. Space for a five ring range cooker and extractor hood over, space for an American style double fridge freezer.

Utility Area: Space for washing machine and tumble dryer, double glazed window to side, wall mounted boiler, inset ceiling spot lights, tiled flooring.

GROUND FLOOR W.C.

Low level flush W.C. Double glazed window to side, radiator, wall hung wash hand basin with local tiling behind, centre light point, tiled flooring.

FIRST FLOOR LANDING



Inset ceiling spot lights, doors to all rooms, carpeted stairs to first floor level, carpet as laid.

BEDROOM TWO 13'0" x 11'0" (3.98 x 3.37)



Double glazed window to rear with bespoke window shutters, centre light point, built in wardrobes across one wall, coving to ceiling, radiator, carpet as laid.

BEDROOM THREE 12'7" x 10'7" (3.85 x 3.23)



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

BEDROOM FOUR 7'8" x 6'9" (2.36 x 2.08)



Double glazed window to front with bespoke window shutters, centre light point, radiator, carpet as laid.

FAMILY BATHROOM 9'1" x 6'4" (2.78 x 1.94)



Fitted with a four piece bathroom suite comprising: paneled bath with mixer tap, pedestal wash hand basin with mixer tap, glass corner shower cubical and low level flush W.C. Double glazed window to rear and side, partly tiled walls, radiator, tiled flooring.

MASTER BEDROOM 17'2" x 15'10" (5.24 x 4.83)



Double glazed double doors to rear with Juliet balcony and double glazed windows to either side of the doors, two Velux windows, inset ceiling spotlights, radiator, carpet as laid.

ENSUITE SHOWER ROOM 9'2" x 5'2" (2.81 x 1.60)



Walk in shower cubical with glass sides, pedestal was hand basin with mixer tap and low level flush W.C. Frosted double glazed window to rear, tiled walls and floor, heated towel rail.

FRONT GARDEN

Off street parking for two vehicles.

REAR GARDEN 32'11" x 23'0" (10.05 x 7.03)



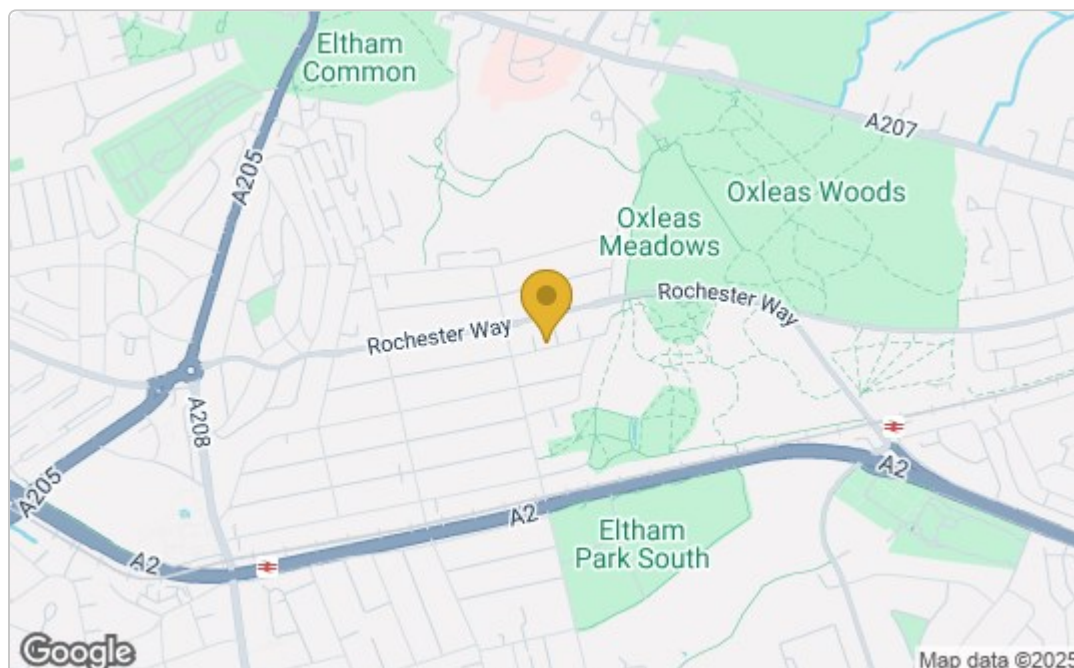
Patio area, laid to lawn, shrub borders, shed.

Floor Plan





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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>58</p>	<p>79</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

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