



Dairsie Road, Eltham, SE9 1XH

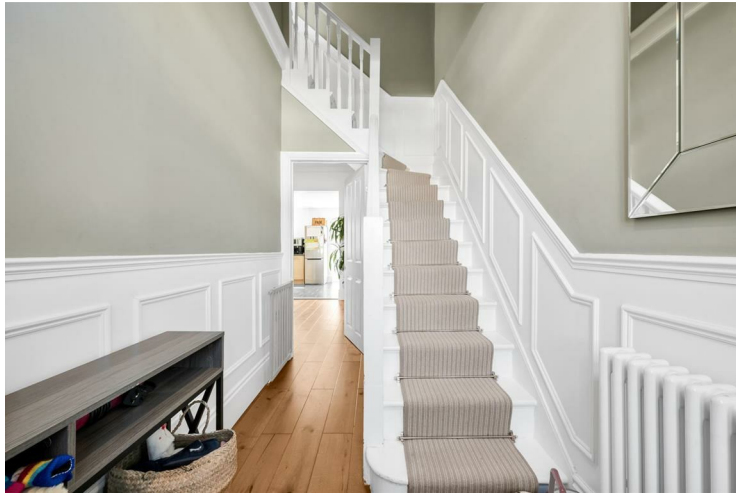
Asking Price £585,000

A well presented extended 'Corbett' family home. Situated on this ever popular road just a short walk from the very sought after Deansfield primary school. Internally the property boasts a large lounge which is open to the dining room. extended modern fitted kitchen. To the first floor there are two bedrooms and a modern bathroom with a second staircase to a fully useable loft room. The garden to the rear is south facing and there is a block paved driveway to the front for off road parking. Well located for access to either Eltham or Falconwood mainline trains stations offering a fast and frequent service to numerous London termini. EPC rating D. Council tax Greenwich band D. Freehold.

ENTRANCE

A double glazed door with a stained glass leaded light insert to entrance hall.

ENTRANCE HALL



Stairs to first floor, radiator, laminate flooring, double glazed leaded light stained glass window to front, centre light point.

LAUNDRY CUPBOARD

Plumbed for washing machine, extractor fan. Inset ceiling spot lights.

LOUNGE 13'7" x 11'3" (4.14 x 33.91)



A double glazed bay window to front with bespoke window shutters, radiator, a feature cast iron fireplace with wooden mantle, coved cornice, centre ceiling rose, inset spotlights, open to the dining area.

DINING ROOM 14'10" x 10'9" (4.52 x 3.28)



A open frame to the kitchen, coved ceiling, centre light point, door housing large storage cupboard under the stairs.

FITTED KITCHEN 15'11" x 10'1" (4.85 x 3.07)



A modern extended fitted kitchen with a range of eye and base units, built in oven with five ring gas hob, glass splash back and extractor fan over, 1½ sink unit with drainer and mixer taps, roll top work surface with tiled surround, integrated dishwasher and plumbing for washing machine, double glazed window to rear, ceramic floor tiles, open for a breakfast table, space for a free standing fridge freezer, exposed feature brick wall, underfloor heating, double glazed french patio doors for access to the garden.

LANDING

A dog leg staircase to first floor, second staircase to the loft room, centre light point.

BEDROOM ONE 13'1" x 11'1" (3.99 x 3.38)



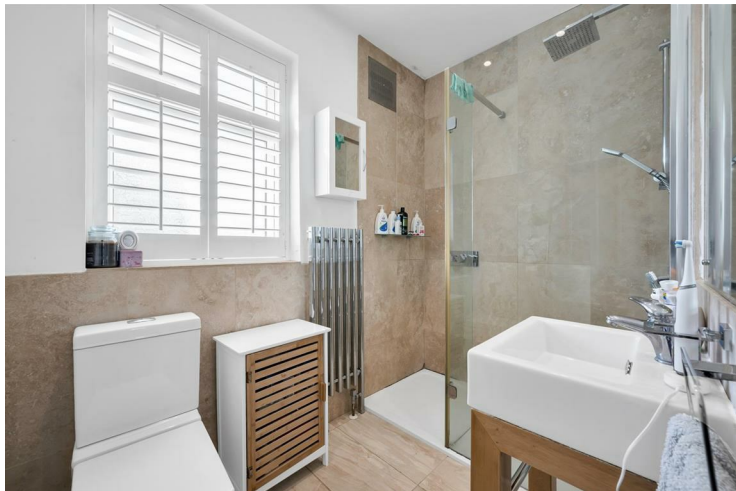
Two double glazed windows to front with bespoke window shutters, radiator, coved ceiling, centre light point, floor to ceiling wardrobes to one wall with sliding doors.

BEDROOM TWO 11'9" x 7'2" (3.58 x 2.18)



A double glazed window to rear, radiator, two built in wardrobes into recess one housing wall mounted boiler and airing space, centre light point.

BATHROOM



A double width walk in power shower with glass screen, vanity wash hand basin, low flush w/c, double glazed

frosted window to rear with bespoke window shutters, towel rail radiator, inset spotlight, ½ tiled walls, laminate flooring.

LOFT ROOM 15'8" x 10'11" (4.78 x 3.33)



A second staircase to the loft room, a double glazed velux window to front, two double glazed velux windows to rear, carpet as laid, doors to eaves storage space, inset spotlights.

REAR GARDEN



Tiered wooden decked area with steps leading down to second wooden decked area then onto lawn.

FRONTAGE

A block paved driveway for off road parking.

Floor Plan



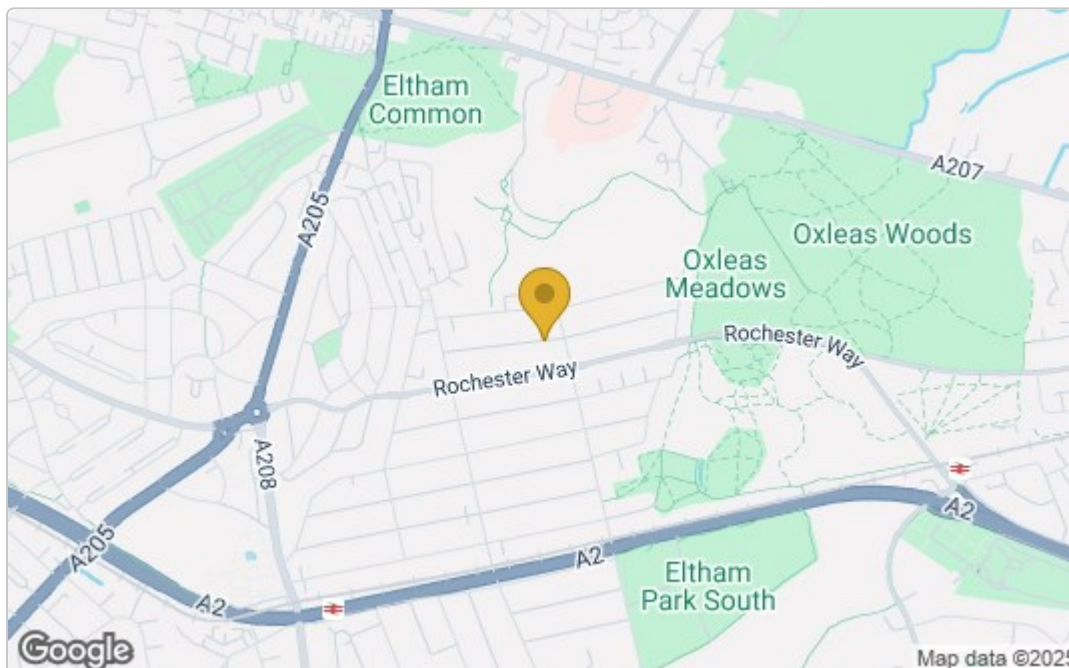
Dairsie Road, SE9

Approximate Gross Internal Area = 113 sq ft / 103.4 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
<p><i>Very energy efficient - lower running costs</i></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><i>Not energy efficient - higher running costs</i></p>		<p>66</p>	<p>84</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></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><i>Not environmentally friendly - higher CO₂ emissions</i></p>		<p>61</p>	<p>81</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

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