

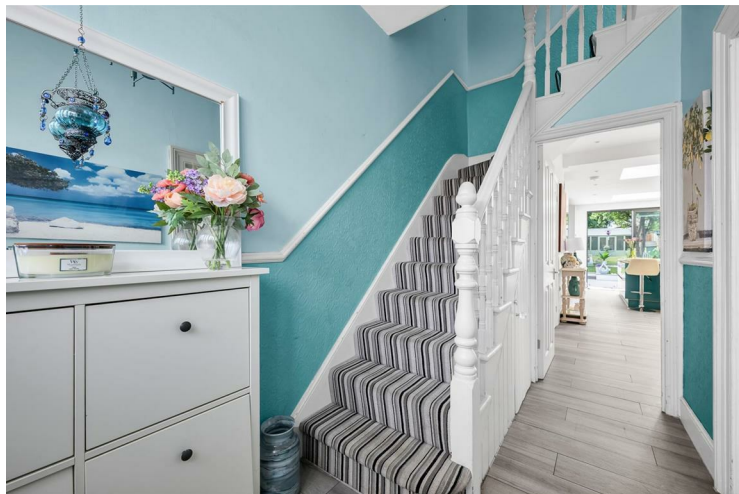


Dumbreck Road, London, SE9 1XF

Asking Price £725,000

Located on this highly sought after street within the heart of the Eltham Park Estate is this extremely well presented THREE bedroom mid terrace family home. This property has been tastefully and thoughtfully extended on both the ground floor and into the loft. Internally the property comprises: Reception room to the front, extended kitchen/dining room with bi-folding doors to the rear leading to the rear garden with a reception/seating area and ground floor W.C. To the first floor are two bedrooms and family bathroom with a stylish and modern recently fitted four piece bathroom suite and to the top (second floor) your are greeted with a bright and airy master bedroom with En-suite shower facilities. Situated for easy access to both the Ofsted outstanding Deansfield primary school and the highly regarded Gordon Primary school as well as the open spaces of Eltham Park South and Oxleas, Castle & Jack woods. An internal viewing comes highly recommended. EPC rating D.

ENTRANCE HALL



Multi paneled wooden entrance door with opaque glass, centre light point, carpeted stairs to first floor level, dado rail, radiator, porcelain flooring.

FRONT RECEPTION ROOM 10'2" x 12'5" (3.11 x 3.81)

Half bay double glazed window to front, centre light point, alcoves with built in shelving units, cast iron fireplace, radiator, wood laminate flooring.

KITCHEN RECEPTION ROOM 26'6" x 15'8" (8.09 x 4.79)



Reception area, Inset ceiling spotlights, door to W.C. under stairs storage cupboard, porcelain flooring with under floor heating. Kitchen area comprises: a range of wall and base units, integrated double freezer, integrated double fridge, two built in ovens, integrated dishwasher, integrated washer dryer, integrated tumble dryer. Five ring induction hob with rising extractor fan within the kitchen island, inset ceiling spotlights, two sky lights, porcelain flooring under floor heating.

GROUND FLOOR W/C 2'3" x 6'1" (0.69 x 1.87)

Low level flush W.C. with concealed cistern, built in storage cupboard housing wall mounted boiler, wall hung wash hand basin with vanity drawers underneath and mixer tap, inset ceiling spotlights.

FIRST FLOOR LANDING

Centre light point, door to bedrooms two and three and family bathroom, carpeted stairs to master bedroom, carpet as laid.

BEDROOM TWO 7'9" (widening to 10'5") x 17'2" (2.37 (widening to 3.20) x 5.25)



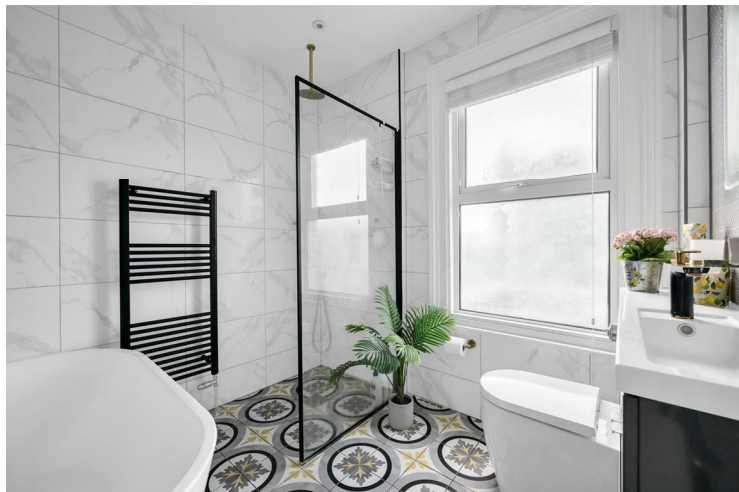
Double glazed window to front, coving to ceiling, built in storage cupboard to alcove, radiator, laminate flooring.

BEDROOM THREE 10'5" x 8'10" (3.20 x 2.71)



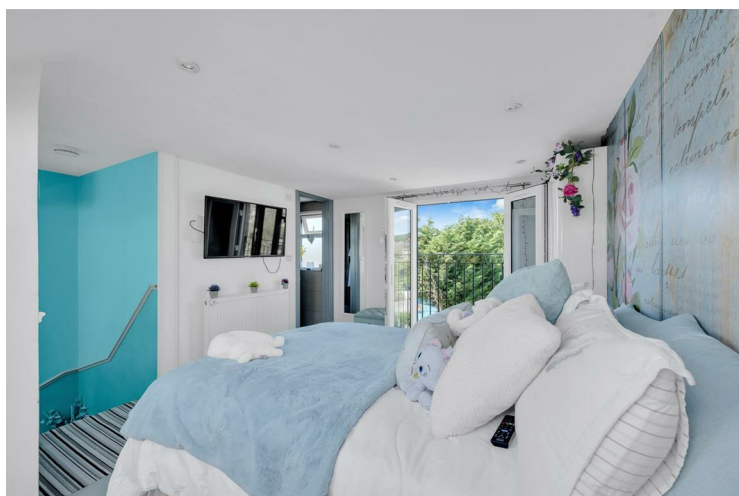
Double glazed window to rear, centre light point, radiator, laminate flooring.

FAMILY BATHROOM 7'10" x 7'3" (2.39 x 2.22)



Modern fitted FOUR piece suite comprising: walk in shower cubicle with wet room flooring, glass shower screen and a rainforest shower head over, free standing bath with central mixer tap, wash hand basin with mixer tap and low level flush W.C. with concealed system, inset ceiling spotlights, tiled walls, tiled flooring with under floor heating, heated towel rail. Frosted double glazed window to rear.

MASTER BEDROOM/LOFT ROOM 10'2" x 15'2" (3.11 x 4.64)



Two Velux windows to front, double glazed double doors to rear with Juliette balcony, inset ceiling spotlights, eaves storage cupboard, radiator, carpet as laid.

EN-SUITE SHOWER ROOM 4'6" x 7'3" (1.38 x 2.21)



Modern fitted THREE piece suite comprising double walk in shower cubicle with glass screen, wall hung wash hand basin with mixer tap and vanity drawers underneath, low level w/c, inset ceiling spotlights, tiled walls, heated towel rail. and tiled flooring.

REAR GARDEN



Laid to lawn with a patio area with porcelain tiles that match the family room leading out from the kitchen breakfast room, central patio area, rear area has insulated shed, additional storage shed, mature trees and shrub borders, flower borders,

FRONTGAE

Tiled mosaic path leading to the front door flower borders either side, resin off street parking for one vehicle, flower boarder to the right hand side slightly raised.

Floor Plan