

Westmount Estates



Dumbreck Road, London, SE9 1XG

Asking Price £680,000

Situated on this ever popular road comes this FOUR bedroom much improved 'Corbett' family home. Internally the accommodation comprises of a large lounge and dining area. Extended modern fitted kitchen and downstairs w/c. To the first floor there are three bedrooms and a family bathroom with a second staircase to the master bedroom and en-suite bathroom. To the rear of the property there is a well kept private garden with a detached brick built office/hobbies room. To the front there is a block paved driveway for off road parking. Centrally located within the heart of Eltham Park just a short walk to Eltham High Street, mainline station, two very sought after schools and open parkland. Council tax Greenwich borough band D. EPC rating TBC.

ENTRANCE

A UPVC double glazed door with frosted glass insert to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, double glazed numbered window to front, period radiator, laminate flooring, under stairs storage cupboard, space and plumbing for a washing machine, centre light point.

DOWNSTAIRS W.C

A low flush w/c, suspended vanity wash hand basin, half tiled walls, tiled flooring, towel rail radiator, centre light point.

LOUNGE 24'8" x 11'3" (7.52 x 3.45)



A double glazed bay window to front, period radiator, coved ceiling, centre light point, archway to a dining area.

DINING AREA



Period radiator, coved ceiling, centre light point, serving hatch to kitchen.

EXTENDED FITTED KITCHEN 17'3" x 11'1" (5.28 x 3.40)



A modern fitted kitchen with a range of eye and base units, Quartz work surface with splash back, floating island with storage cupboards under and breakfast bar, five ring gas hob with stainless steel splash back and extractor fan over, built in double oven, wall mounted concealed boiler, integrated fridge freezer and dishwasher, period radiator, inset spotlights and three down lighters, serving hatch to the dining area, tiled flooring, double glazed French patio doors for access to the garden.

LANDING

A dog-leg staircase to the first floor, centre light point, second staircase to the master bedroom.

BEDROOM TWO 11'2" x 8'4" (3.41 x 2.55)



A double glazed window to front, radiator, centre light point.

BEDROOM THREE 10'10" x 8'4" (3.32 x 2.55)



A double glazed window to rear, radiator, centre light point.

BEDROOM FOUR 9'4" x 8'4" (2.85 x 2.55)



A double glazed window to front, radiator, centre light point.

FAMILY BATHROOM 8'3" x 7'5" (2.53 x 2.28)



A three piece suite comprising panel enclosed bath with mixer taps and shower shower attachment, fixed head power shower with glass screen, vanity wash hand basin, low flush w/c, towel rail radiator, tiled walls, double glazed frosted window to rear, centre light point.

SECOND LANDING

A dog-leg staircase to a second landing, skylight for additional natural light, door to master bedroom.

MASTER BEDROOM 14'9" x 13'9" (4.52 x 4.20)



A double glazed Velux window to front, double glazed window to rear, inset spotlights, radiator, door to eaves storage space, door to en-suite facilities.

EN-SUITE BATHROOM



A wall mounted fixed head walk in power shower with glass screen, vanity wash hand basin, low flush concealed w/c, double glazed velux window to front, inset spotlights, towel rail radiator, extractor fan, tiled flooring.

REAR GARDEN 93'2" x 17'7" (28.4 x 5.37)



A paved concealed patio area, laid to lawn with mature shrubs and flower borders, a second paved patio to the rear of the garden for late afternoon sunshine.

DETACHED OUTBUILDING 17'8" x 8'1" (5.40 x 2.47)

A detached outbuilding with a double glazed door to front and double glazed window to side, ideal for either an office or hobbies room.

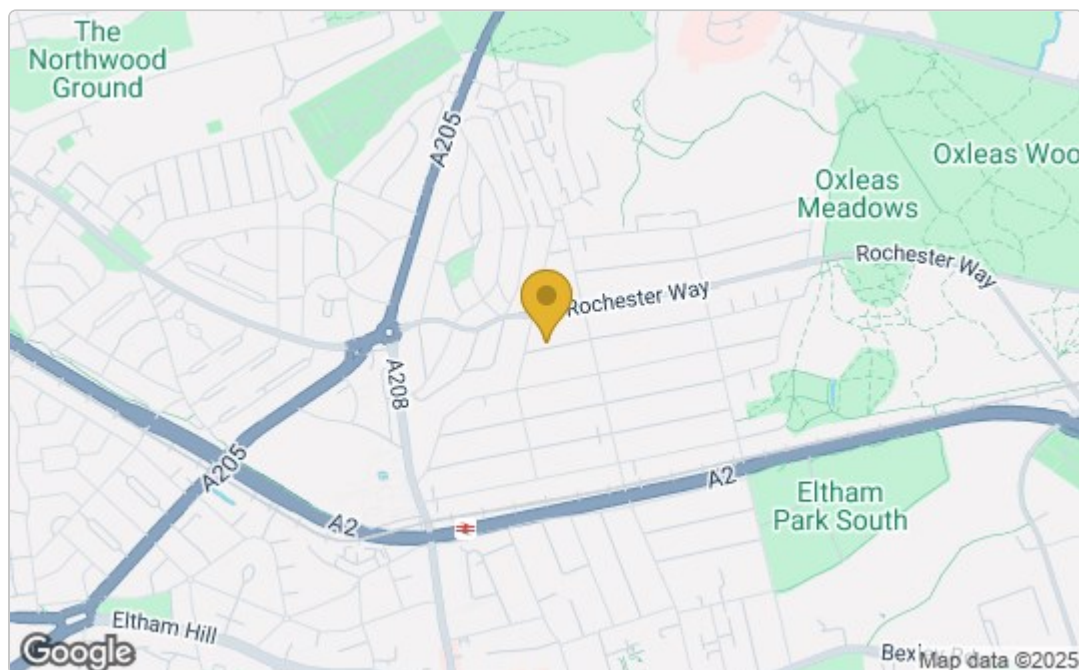
FRONTAGE

A block paved driveway for off road parking, pathway to the front door, courtesy light.

Floor Plan



Area Map



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