

# Bernard Skinner

DUMBRECK ROAD, ELTHAM PARK SE9  
GUIDE PRICE £675,000





In the current household for over three decades, this very well presented terraced, Edwardian, Corbett house in this popular side road with unrestricted parking within sought-after Eltham Park. Offered with a loft conversion and extended to the rear, the property has four bedrooms, larger kitchen which has been recently refitted and includes integrated appliances and bathroom with both bath and shower cubicle with a further shower room to the second floor. With two reception rooms, there are replacement windows (carried out in 2023). The sunny South facing rear garden measures approximately 105' and has recently had composite decking installed and a heavy duty plastic shed. With off street parking, there are a wide variety of shops and cafe's to hand on Westmount Road, extensive park and woodland at Eltham Park South and North and highly acclaimed Deansfield and Gordon primary schools are about a third of a mile or so.



## ENTRANCE HALL

Composite front door, radiator, laminate flooring.

## RECEPTION 1

12' 8" into bay x 10' 3" plus recess (3.86m x 3.12m)  
Upvc window to front with shutters, feature fire surround with pebble effect fire, radiator, fitted cupboards and shelving to recesses, laminate flooring.

## RECEPTION 2

15' 11" including understairs cupboard x 10' (4.85m x 3.05m) Feature fire surround with pebble effect fire, understairs cupboard, fitted cupboards to recesses, radiator, Amtico flooring, door to lobby area, archway to:-

## KITCHEN

11' 3" x 9' 5" (3.43m x 2.87m) Upvc window and door to garden, extensively fitted with range of grey gloss wall and base units, built in double oven, hob and stainless steel chimney hood, integrated dishwasher, washing machine, fridge and freezer, carousel and pull out larder unit, breakfast bar, radiator, Amtico flooring.

## LOBBY AREA

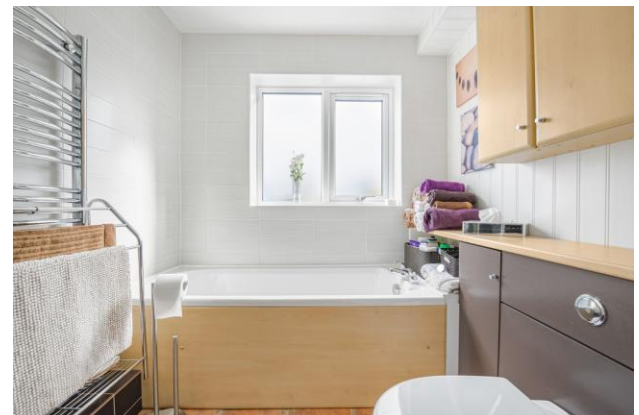
Cupboard housing boiler, with space to hang coats, door to:-



## BATHROOM

8' x 6' 9" (2.44m x 2.06m) Upvc window to rear, white suite comprising panelled bath with mixer tap, wash basin and fitted storage, wc with concealed cistern, separate shower unit, fully tiled walls, heated towel rail, tiled floor.







## FIRST FLOOR

### LANDING

Fitted carpet, stairs to second floor.

### BEDROOM 1

16' to chimney breast x 10' 3" narrowing to 7'8 (4.88m x 3.12m) Three upvc windows to front with shutters, fitted wardrobes, radiator, laminate flooring.

### BEDROOM 2

10' 6" x 8' 9" into recess (3.2m x 2.67m) Upvc window to rear, radiator, laminate flooring.

### BEDROOM 3

7' 10" x 7' 6" (2.39m x 2.29m) Upvc window to rear, radiator, laminate flooring.

## SECOND FLOOR

### BEDROOM 4

15' 5" into eaves x 9' (4.7m x 2.74m) Upvc window to rear, Velux window to front, radiator, two eaves storage cupboards, wardrobe space, door to:-

### SHOWER ROOM

Upvc window to rear, shower unit, wash basin, w.c, fully tiled walls, laminate flooring.

## OUTSIDE

The well tended South facing rear garden measures approximately 105', large, composite decked patio with planters, lawned garden, established shrubs, outside tap, heavy duty plastic shed measuring 8' 9" x 6' 9".

Block paved frontage providing parking, flower bed.

## MATERIAL INFORMATION

Tenure: Freehold

Council tax Band: D £2107.69 pa

## Dumbreck Road, SE9

Total area: Approx. 1203.7 sq. feet ( 111.8 sq metres)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		