

Westmount Estates

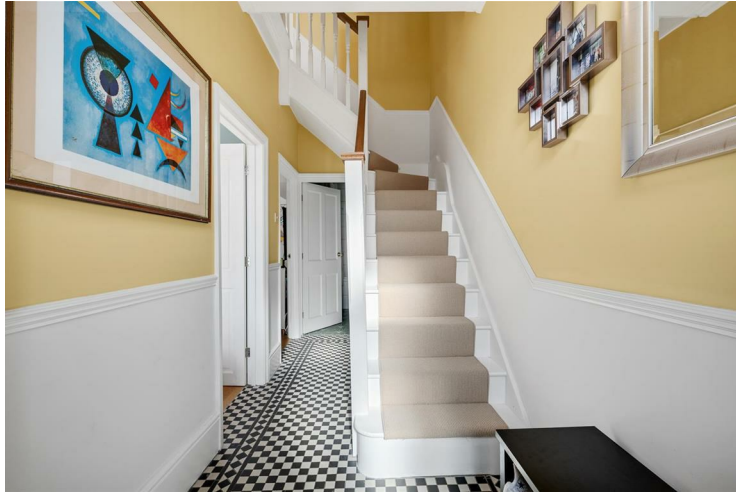


Dumbreck Road, London, SE9 1XG

Asking Price £725,000

Westmount have the pleasure of bring to the market for sale this well presented extended FOUR BEDROOM family home. Located in this sought after road within striking distance of Eltham Mainline train station which offers a fast a frequent service into numerous London Termini including London Bridge, Waterloo East, Charing Cross and London Victoria. Internally the property boasts a front reception room, central dining room an extended kitchen/breakfast room with lots of natural light and a bathroom with three piece suite to the ground floor, the middle (first floor) offers THREE bedrooms' the front bedroom boasting an en-suite shower room whilst the top (second) floor hosts a master bedroom and bathroom with three piece suite. Council tax Greenwich band D, awaiting EPC. Freehold.

ENTRANCE HALL



UPVC entrance door with stained glass, leased light window inserts, coving to ceiling, centre light point with ornate ceiling rose, stairs to first floor level with carpet runner, under stairs storage cupboard, radiator, black and white checkerboard tiled flooring.

RECEPTION ROOM



Double glazed bay window to front with bespoke window shutters, centre light point with ornate ceiling rose, coving to ceiling, picture rail, cast iron feature fire place, radiator, sliding doors opening between reception room and dining room, engineered wood flooring.

DINING ROOM



Centre light point with ornate ceiling rose, radiator, engineered wood flooring.

KITCHEN/BREAKFAST ROOM



Extended kitchen/dining room.

Kitchen: Fitted with a range of wall and base units with worktop over, one and a half bowl sink and drainer with mixer tap. Integrated fridge freezer. Space for under counter dishwasher, washing machine and tumble dryer. Built in electric oven and microwave, built in four ring hob with extractor hood over. Full height double glazed door to rear leading to garden, tiled flooring.

Dining room: Roof lantern, inset ceiling lights, two down lights over breakfast bar area. Bi-Fold doors to rear leading to garden, engineered wood flooring with under floor heating.

GROUND FLOOR BATHROOM

Fitted with a three piece suite comprising: paneled bath with mixer tap and shower over, shower curtain, vanity wash hand basin with mixer tap and low level flush W.C. Double glazed windows to side, heated towel rail, inset ceiling spot lights, tiled flooring.

FIRST FLOOR LANIDNG

Centre light point, carpeted stairs to second floor landing, doors to all rooms, carpet as laid.

BEDROOM TWO



Two double glazed window to front, coving to ceiling, centre light point with ornate ceiling rose, two radiators, carpet as laid.

EN SUITE SHOWER ROOM



Walk in tiled shower cubical with glass folding shower door, wall mounted wash hand basin with mixer tap, local tiling around and vanity cupboard under, low level flush W.C. Partly tiled walls, tiled flooring.

BEDROOM THREE



Double glazed window to rear, centre light point with ornate ceiling rose, coving to ceiling, radiator, carpet as laid.

BEDROOM FOUR



Double glazed window to rear, coving to ceiling, centre light point, radiator, carpet as laid.

SECOND FLOOR LANDING

Centre light point, Velux window, doors to all rooms, vinyl tiled flooring.

MASTER BEDROOM



Double glazed window to rear, Velux window to front, air conditioning unit, inset ceiling spotlights, down light over both bedside tables, built in wardrobes, eaves storage cupboard.

EN SUITE BATHROOM



Paneled bath with glass folding shower screen, mixer tap and shower over, wash hand basin with mixer tap and vanity cupboard under and low level flush W.C. Double glazed opaque window to rear, double glazed fan light over, inset ceiling spot lights, wall lights either side of the mirror, heated towel rail, partly tiled walls, tiled flooring.

REAR GARDEN



Shingle patio leading from the rear of the property, mainly laid to lawn, shrub borders, sizable outhouse to the rear of the property with power, light and air conditioning, additional storage shed.

FRONT GARDEN

Shingle off street parking to front for two vehicles.

Floor Plan



Dumbreck Road, SE9

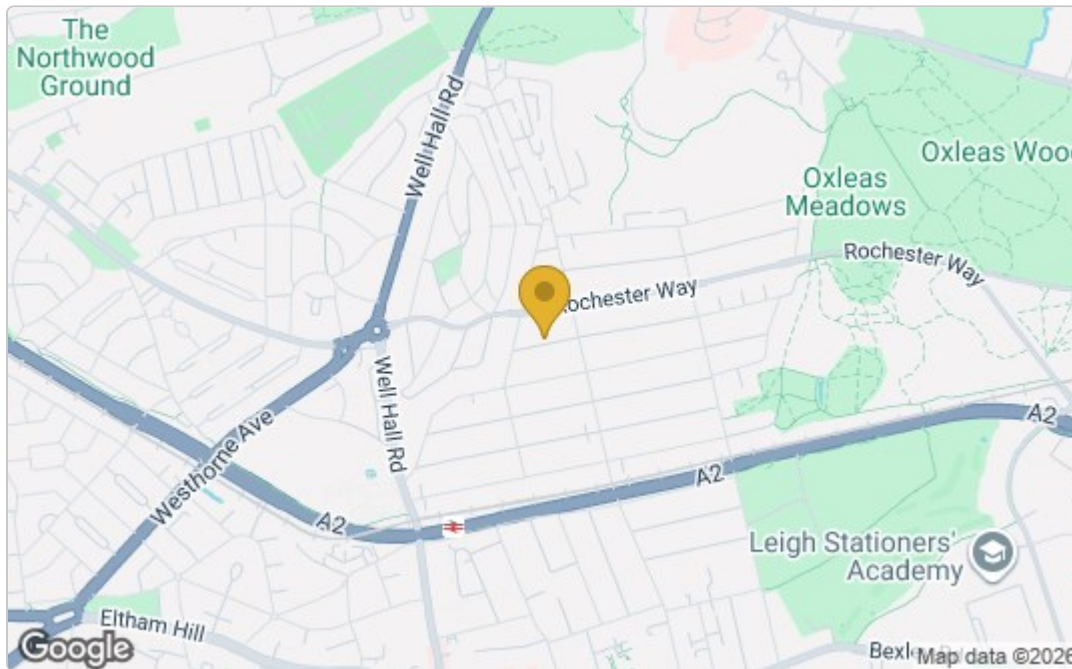
Approximate Gross internal Area = 1360 sq ft / 126.4 sq m

Outbuilding Area = 178 sq ft / 16.5 sq m

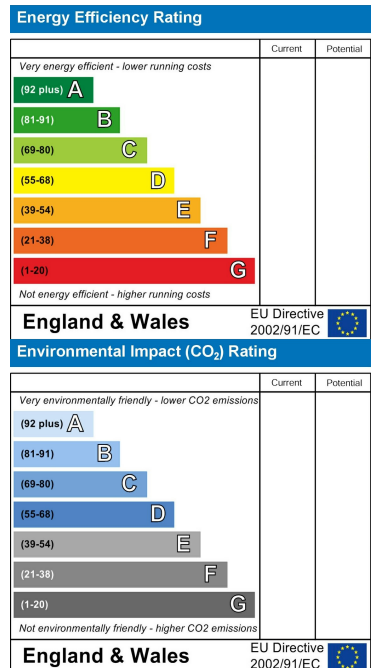
Approximate Total Area = 1529 sq ft / 142.1 sq m



Area Map



Energy Efficiency Graph



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