



Dumbreck Road, London, SE9 1RH

Asking Price £550,000

Offered with no onward chain. Westmount estates have pleasure in offering this THREE bedroom semi detached family home. Internally the accommodation to the ground floor boasts two separate reception rooms, a modern fitted kitchen. To the first floor there are three well appointed bedrooms and a modern bathroom suite. The garden to the rear is larger than average with a block paved driveway for multi vehicle parking. Situated within the heart of the cul - de - sac and opposite Oxleas meadows. Greenwich council tax band D. EPC rating D.

ENTRANCE

A wooden front door with a stained glass leaded light insert to the entrance hall.

ENTRANCE HALL



Laminate flooring, stairs to the first floor, radiator, double glazed frosted window to the side, under stairs storage cupboard.

LOUNGE



A double glazed leaded light bay window to front, laminate flooring, radiator, coved ceiling, centre light point, blocked fireplace with a wooden mantle.

SECOND RECEPTION



A double glazed sliding patio door for access to the garden, laminate flooring, centre light point.

FITTED KITCHEN



A modern fitted kitchen with a range of eye and base units, laminate work surface, local tiling, built in four ring hob, extractor fan over, built in oven, plumbing for washing machine, space for a free standing fridge freezer, single sink unit with stainless steel drainer and mixer tap, dual aspect double glazed windows to side and rear, double glazed door for access to the garden, radiator, vinyl flooring, coved ceiling, inset spotlights.

LANDING

Stairs from the ground floor, double glazed frosted window to side, access to loft via hatch, coved ceiling, centre light point.

BEDROOM ONE



A double glazed leaded light bay window to front, radiator, built in cupboard, coved ceiling, centre light point.

BEDROOM TWO



A double glazed window to rear, radiator, built in cupboard, coved ceiling, centre light point.

BEDROOM THREE

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

FAMILY BATHROOM



A three piece suite comprising panel enclosed bath with mixer taps and shower attachment, glass shower screen, vanity wash hand basin, low flush w/c, dual aspect double glazed windows to side and rear, extractor fan, local tiling, inset spotlights, towel rail radiator.

REAR GARDEN

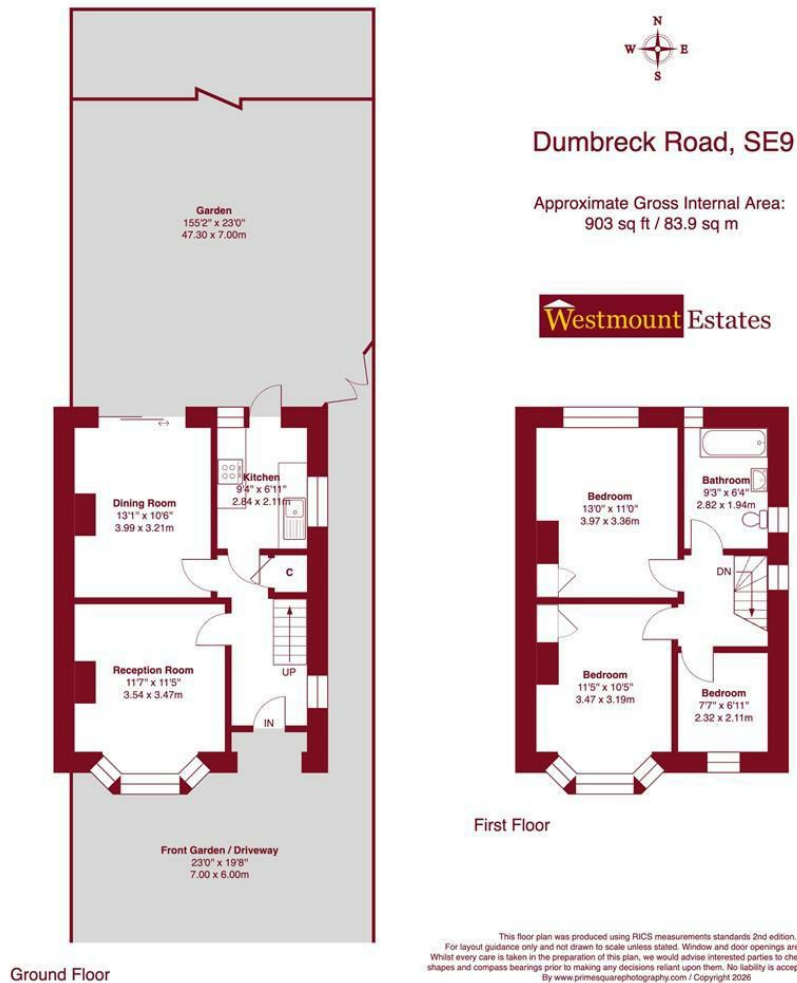


A substantial sized garden with a paved patio, outside tap and lighting, laid to lawn with mature shrubs and flower borders, two timber sheds, an additional paved patio for late afternoon sun, double gates for side access.

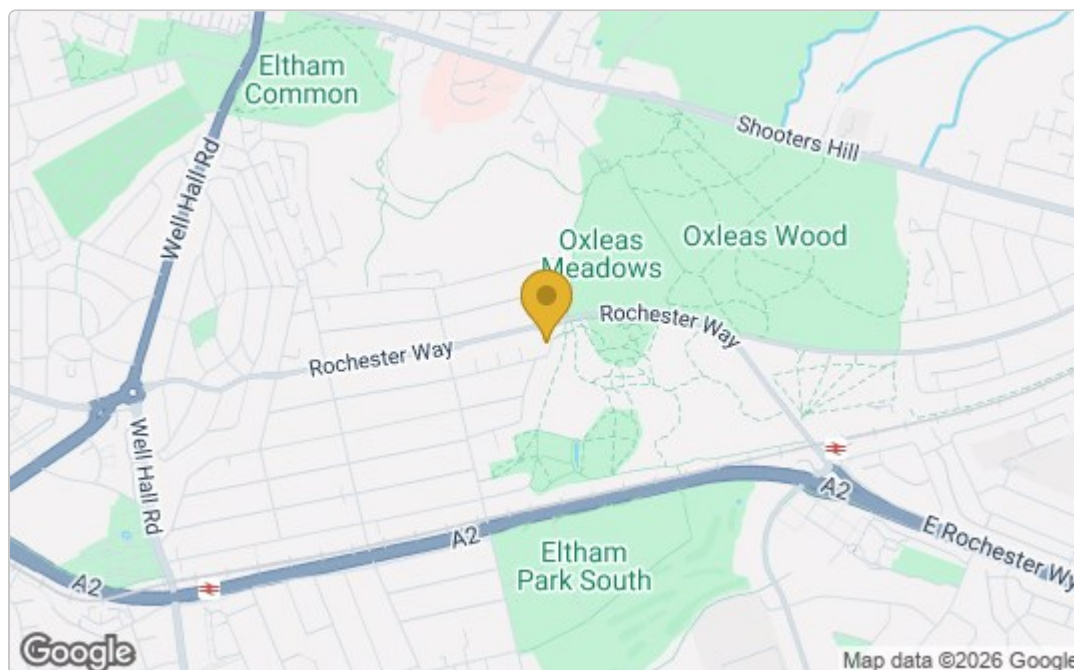
FRONT GARDEN

A block paved driveway for multi vehicle parking. Access to the garden via a share driveway.

Floor Plan



Area Map



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	63	85
<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 		

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