



Dumbreck Road, London, SE9 1XE

Asking Price £725,000

A substantial sized family home situated within the heart of Eltham Park. Offered with no forward chain comes this much improved FOUR bedroom extended semi detached house. Internally the accommodation offers very versatile living with up to four reception rooms to the ground floor, a modern fitted kitchen and downstairs bathroom. To the first floor there are a further three well appointed bedrooms and a second bathroom. To the rear the garden is private with a large patio and mainly laid to lawn. to the front there is a walled garden and driveway for off road parking. EPC D.

ENTRANCE

A wooden multi pained frosted glass door to the entrance hall.

ENTRANCE HALL



Stairs to first floor, under stairs storage cupboard, radiator, Parquet flooring, tongue and groove ceiling, centre light point.

LOUNGE 13'1" x 11'1" (4.0 x 3.4)



A double glazed window to front, radiator, a feature gas coal effect fire with stone hearth and surround with marble effect hearth, ornate coved cornice, ornate centre ceiling rose and centre light point.

SECOND RECEPTION 17'0" x 10'5" (5.2 x 3.2)



Open to the kitchen, double glazed French patio doors for access to the garden, storage cupboard, radiator, centre light point, open to the kitchen area.

MODERN KITCHEN 13'9" x 7'10" (4.2 x 2.4)



A Farmhouse style kitchen with a range of base units, wooden work surface, one and a half sink unit with stainless steel drainer and mixer taps, Rangemaster oven with five ring gas hob, stainless steel splash back and extractor fan over, wall mounted boiler, sky light to the ceiling, inset spotlights, double glazed window to rear, plumbing for washing machine, space for a free standing fridge freezer, tiled flooring,

THIRD RECEPTION/BEDROOM FOUR 12'5" x 8'2"
(3.8 x 2.5)



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

GROUND FLOOR FAMILY BATHROOM



A three piece suite comprising corner bath with mixer taps and shower attachment, pedestal wash hand basin, low flush w/c, double glazed window to the rear.

FOURTH RECEPTION 8'2" x 8'2" (2.5 x 2.5)

A double glazed window to front, inset spotlights, block window rear and side, radiator.

LANDING

A dog leg staircase to the first floor, Velux skylight, centre light point.

BEDROOM ONE 17'4" x 10'2" (5.3 x 3.1)



Two double glazed windows to front, radiator, coved ceiling, three way centre spotlight.

BEDROOM TWO 10'5" x 8'2" (3.2 x 2.5)



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

BEDROOM THREE 16'4" x 8'2" (5.0 x 2.5)



A double glazed window to front and rear, laminate flooring, radiator, centre light point.

BATHROOM



A wall mounted power shower with tiled surround and enclosed glass screen, vanity wash hand basin, low flush w/c, radiator, double glazed frosted window to side and rear, centre light point.

REAR GARDEN



a sizeable paved patio area with an outside tap and security lighting, decking steps to the main garden which is mainly laid to lawn with mature shrubs and flower borders, a second decking area for late afternoon sun, detached timber shed for storage.

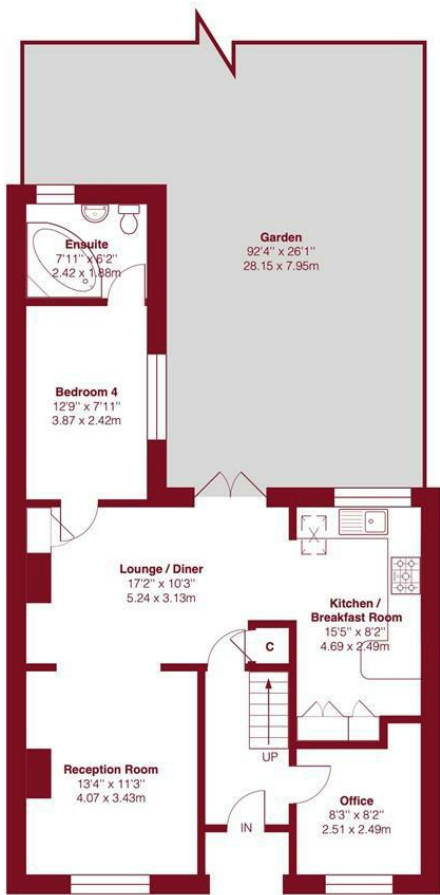
FRONTAGE

A brick retaining wall with wrought iron railings, front garden mainly laid to lawn, path to front door,

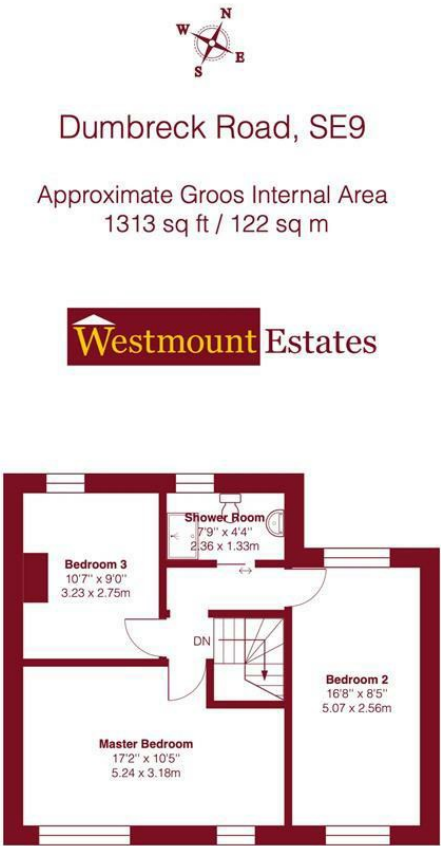
PARKING

Driveway for off road parking.

Floor Plan



Ground Floor



First Floor



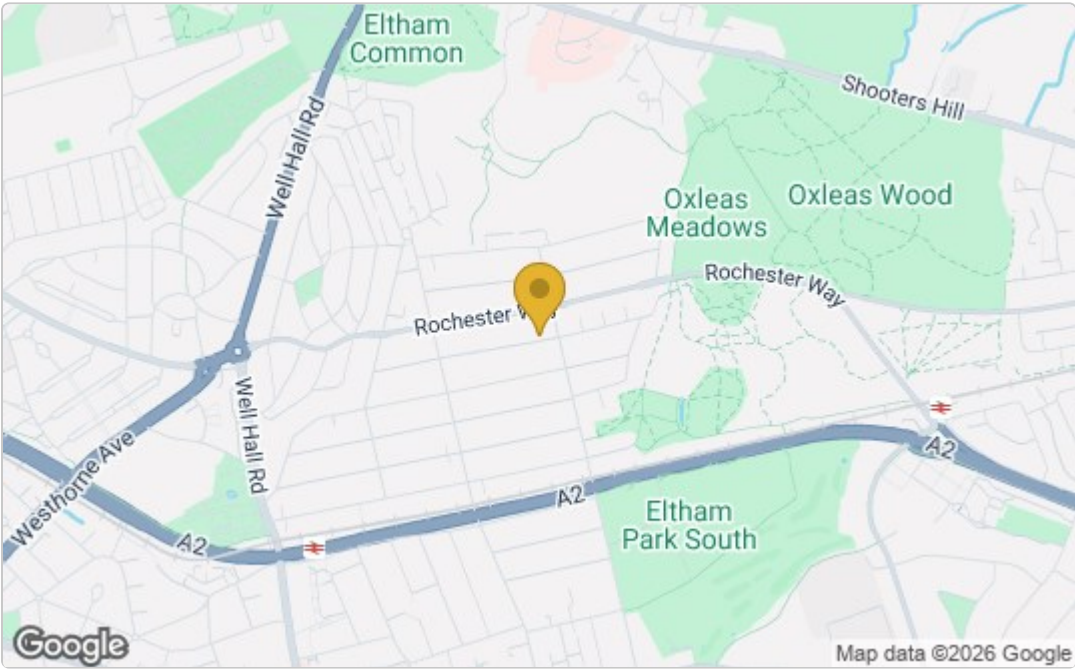
Dumbreck Road, SE9

Approximate Groos Internal Area
1313 sq ft / 122 sq m

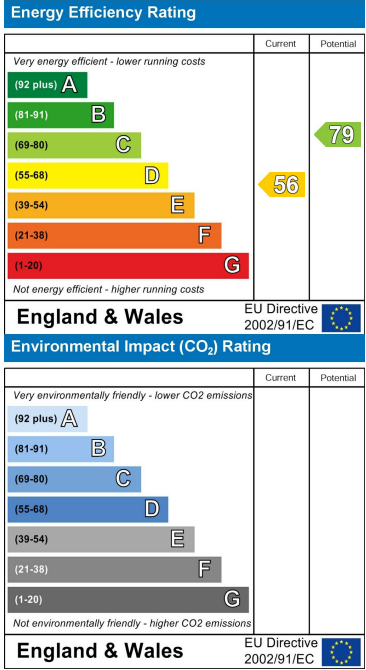


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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Area Map



Energy Efficiency Graph



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