



## **44 Dumbreck Road, London, SE9 1XG**

### **Asking Price £475,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

An exciting opportunity to own this extended THREE bedroom end of terrace family home in a sought after road within the heart of Eltham Park. Internally the property is arranged to provide a combined reception and dining room creating a light and spacious through lounge, kitchen and study to the ground floor whilst to the first floor are three well proportioned bedrooms and family shower room. Additional benefits to tempt include a garage to the side of the property, off street parking and a south facing private rear garden. Offered to the market with NO FORWARD CHAIN. EPC rating D, council tax Greenwich band D, freehold.



# Dumbreck Road, London, SE9 1XG

## ENTRANCE PORCH

Glazed double doors with glazed units to either side, centre light, tiled flooring.

## ENTRANCE HALL

Multi paned entrance door, centre light point, coving to ceiling, carpeted stairs to first floor level, built in storage cupboard, radiator, carpet as laid.

## RECEPTION/DINING ROOM 24'11" x 15'10" < 11'3" (7.60 x 4.85 < 3.43)

Combined reception/dining room comprising:

Reception area: Double glazed bay window to front, centre light point, gas effect fire (untested) with wooden surround, radiator, carpet as laid.

Dining area: Two centre light points, coving to ceiling, frosted double glazed door to rear leading to garden, radiator, carpet as laid.

## KITCHEN 9'5" x 9'1" (2.89 x 2.79)

Fitted with a matching range of wall and base units with work top over, one and a half bowl stainless steel sink with drainer and mixer tap. Built in oven and grill. Built in four ring gas hob (untested) with extractor hood over. Integrated dishwasher. Space for under counter fridge and washing machine. Double glazed window to rear, frosted double glazed door to side leading to garden. Coving to ceiling, centre light point, radiator, partly tiled walls, vinyl flooring.

## STUDY 9'4" x 5'8" (2.86 x 1.74)

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

## FIRST FLOOR LANDING

Doors to all rooms, carpet as laid.

## BEDROOM ONE 14'9" x 11'1" (4.52 x 3.38)

Two double glazed windows to front, coving to ceiling, centre light point, built in wardrobe with sliding doors, radiator, carpet as laid.

## BEDROOM TWO 15'3" x 9'9" (4.67 x 2.99)

Step down, double glazed window to rear, centre light point, coving to ceiling, radiator, carpet as laid.

## BEDROOM THREE 10'9" x 7'4" (3.30 x 2.24)

Double glazed window to side, centre light point, built in storage cupboard housing wall mounted boiler and immersion heater, carpet as laid.

## SHOWER ROOM 7'6" x 5'4" (2.31 x 1.65)

Fitted three piece suite comprising: Walk in shower cubical with glass screen, pedestal wash hand basin and low level flush W.C. Access to loft, frosted double glazed window to rear, centre light point, partly tiled walls, vinyl flooring.

## REAR GARDEN

Mature south facing rear garden with mature trees and shrubs, patio area and laid to lawn.

## GARAGE

Up and over door.

## FRONT GARDEN

Off street parking, path to front door, laid to lawn, mature shrubs.

## AUCTION SALE

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with Westmount Estates on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via Westmount Estates or The Auctioneer. Bids can be made via Westmount Estates or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both Westmount Estates agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

## Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.