

Westmount Estates



Dumbreck Road, London, SE9 1XE

Asking Price £720,000

Located in the heart of Eltham Park is this very well presented FOUR BEDROOM semi detached family home. Internally the property has been extended to the ground floor and into the loft to create a effortless flow from top to bottom. To the ground floor you are presented with a reception room, dining room, kitchen/diner and family bathroom. To the first floor is bedroom one with an en-suite shower room, second bedroom and study area which offers access to the second (top) floor where your are greeted with two spacious bedrooms and a separate W.C. At the rear of the property is a private, low maintenance garden ideal for those long summer evenings with friends and family. Well located for both Deansfield and Gordon primary schools, Eltham Park North & South and Eltham Mainline train station offering a fast and frequent service into numerous London Termini. Council tax Greenwich band D. Freehold. Awaiting EPC rating.

ENTRANCE PORCH

Crittall double doors leading into entrance porch, wall light, tiled flooring.

ENTRANCE HALL



UPVC entrance door with frosted glass inserts, Centre light point, coving to ceiling, stairs to first floor level with central carpet runner, under stairs storage cupboard housing wall mounted boiler, radiator, half wood paneled walls leading up stairs, radiator, black & white Amtico floor tiles.

RECEPTION ROOM



Double glazed window to front with bespoke window shutters, coving to ceiling, centre light point with ornate ceiling rose, radiator, cast iron feature fire place with mantle over, engineered wood flooring.

DINING ROOM



Coving to ceiling, centre light point with ornate ceiling rose, built in display cupboards to both alcoves, radiator, engineered wood flooring.

KITCHEN/DINER



Fitted with a matching range of wall and base units with granite work surface over. Built in oven and grill, four ring gas hob with extractor hood over. Integrated fridge freezer and dishwasher. Kitchen island with ceramic butler sink and mixer tap. Bi-fold doors to rear leading to garden, three Velux windows. radiator, bamboo wooden flooring.

UTILITY ROOM



Double glazed window to rear, centre light point, Wall units, work surfaces, space for fridge, under counter fridge, washing machine and tumble dryer.

GROUND FLOOR BATHROOM



Fitted three piece suite comprising: bath with tiled paneled side, mixer tap including shower attachment, vanity wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to side, centre light point, heated towel rail, partly tiled walls, tiled flooring.

FIRST FLOOR LANDING

Centre light point, doors to all rooms, carpet as laid.

BEDROOM ONE



Double glazed window to front with bespoke window shutters, centre light point, built in wardrobes, feature fire place, carpet as laid.

EN-SUITE SHOWER ROOM



Fitted with a three piece suite comprising: Walk in shower cubical, wall hung wash hand basin and low level flush W.C. Double glazed window to front with opaque glass, inset ceiling spot lights, coving to ceiling, inset ceiling spot lights, localized tiling around basin, tiled flooring.

BEDROOM TWO



Double glazed window to rear, centre light point, built in wardrobe, radiator, carpet as laid.

STUDY AREA



Double glazed window to rear, coving to ceiling, centre light point, carpeted stairs to second floor level, under stairs storage cupboard, radiator, carpet as laid.

SECOND FLOOR LANDING

Inset ceiling spot light, doors to all rooms, carpet as laid.

BEDROOM THREE



Double glazed window to rear, coving to ceiling, inset ceiling spot lights, built in wardrobe, radiator, carpet as laid.

BEDROOM FOUR



Two Velux windows to front, eaves storage cupboard, inset ceiling spot lights, radiator, carpet as laid.

SEPARATE W.C.



Low level flush W.C. vanity wash hand basin with mixer tap, wall light, tiled flooring.

FRONT GARDEN

Shallow steps up to front door, off street parking for one vehicle.

REAR GARDEN



Porcelain tiled patio, artificial grass, side access from front, flower & shrub borders, rear decked area and shingle patio area, shed.

Floor Plan



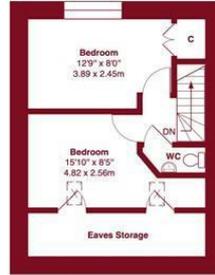
Dumbreck Road, SE9

Approximate Gross Internal Area = 1372 sq ft / 127.5 sq m

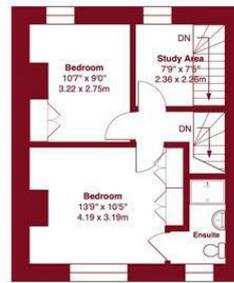


Ground Floor

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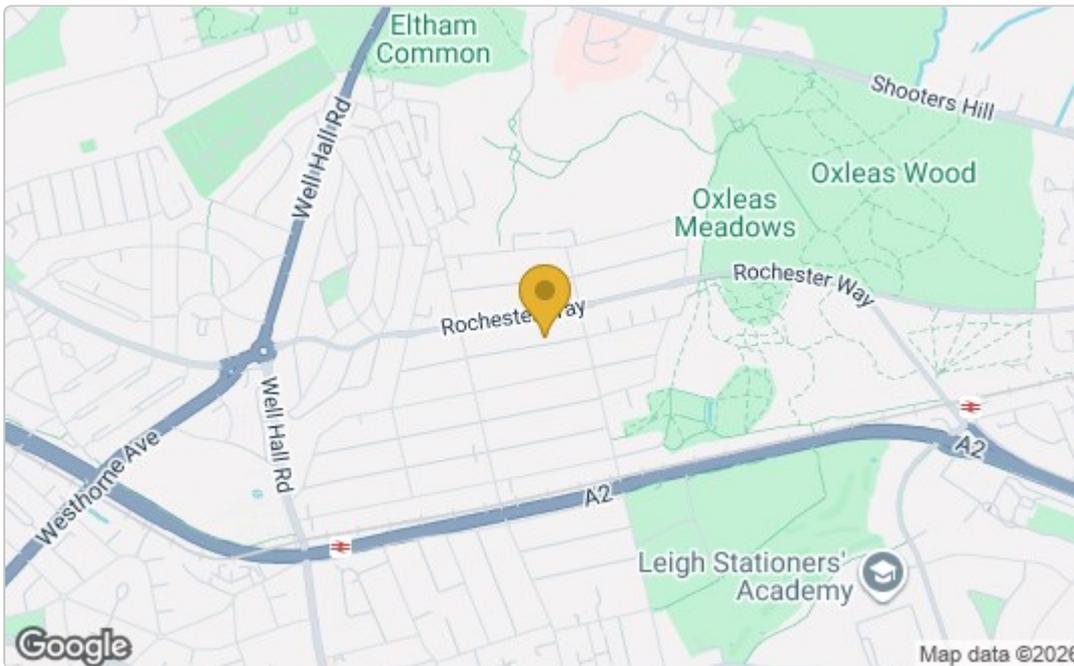
Second Floor



First Floor

This floor plan was produced using RICS measurements standards 2nd edition. 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. No liability is accepted for any errors. By www.primerequrephotography.com / Copyright 2020.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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