

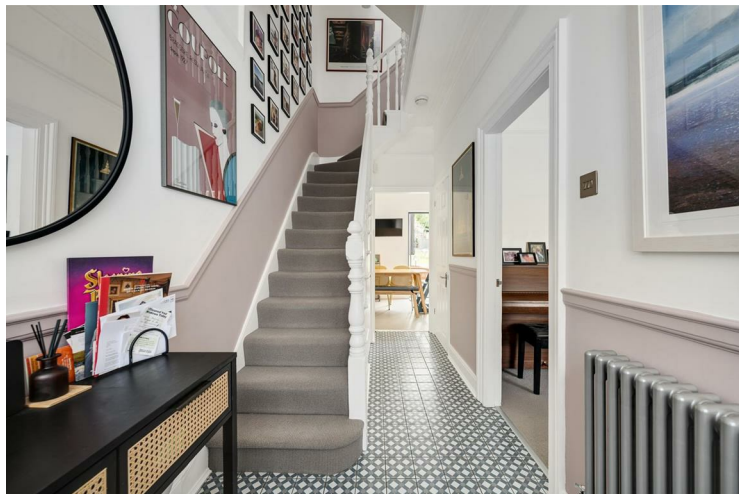


Dunvegan Road, Eltham, SE9 1SA

Asking Price £850,000

Situated within a stones throw of Eltham mainline train station which offers a fast and frequent service into numerous central London Termini is this well presented EXTENDED FOUR bedroom semi detached family home. Internally the property has been tastefully updated by the current owners and is arranged to provide: front reception room, open plan kitchen/diner room with integrated appliances and ground floor W.C/utility room to the ground floor. To the first floor are THREE well proportioned bedrooms and family bathroom whilst to the second (top) floor is a master bedroom and en-suite shower room. Ideally positioned for access to four sought after local primary schools including The Gordon primary school. An internal viewing is highly recommended. EPC rating E. Council tax Greenwich band E. Freehold.

ENTRANCE HALL



Grand entrance door with opaque windows, centre light point with ornate ceiling rose, coving to ceiling, column radiator, carpeted stairs to first floor level, under stairs storage cupboard, tiled flooring.

LOUNGE



Double glazed bay window to front, centre light point with ornate ceiling rose, picture rail, radiator, built in low-level storage units to both alcoves, feature fireplace with tiled inserts and wooden mantle over, carpet as laid.

OPEN PLAN KITCHEN/DINER



Fitted with a range of base units with quartz worktop

over, integrated fridge freezer, integrated dishwasher, kitchen island with sunken stainless steel sink and chrome mixer tap. Space for five ring gas burner range cooker with extractor hood over. Inset ceiling spotlights, tile flooring.

Dining area: Double glazed sliding patio doors to rear leading to garden, inset ceiling spotlights, radiator, tiled flooring.

UTILITY ROOM/GROUND FLOOR W.C.

Double glazed window to rear, low-level flush WC, wash hand basin with mixer tap. Space for washing machine and tumble dryer with worksurface over.

FIRST FLOOR LANDING



Centre light point, picture rail, doors to all rooms, carpeted stairs to second floor level, laminate flooring.

BEDROOM TWO



Double glazed bay window to front, coving to ceiling, centre light point, picture rail, cast iron feature fireplace, radiator, laminate flooring

BEDROOM THREE



Double glazed window to rear, centre light point, picture rail, feature cast iron fireplace, radiator, laminate flooring.

BEDROOM FOUR



Double glazed window to front, feature cast iron fireplace, picture rail, radiator, laminate flooring.

BATHROOM



A four piece bathroom suite comprising a panel enclosed bath with mixer tap including shower attachment, ceramic wash hand basin with vanity unit under, a fully enclosed shower with glass screen and

tilled insert, low level flush W.C. Two frosted double glazed windows to rear, inset ceiling spot lights, radiator, tiled flooring, built in storage cupboard.

REAR GARDEN



A well kept private garden with a large paved patio area, outside tap, side access via a lockable gate, brick retaining wall with steps to the main garden which is laid to lawn with mature flower borders and shrubs, a small timber storage shed and a large shed to the rear.

FRONT GARDEN

A brick retaining wall with a pathway to front door and side access to the main garden. Raised flower border with mature shrubs.

DRIVEWAY

A block paved driveway for off road parking.

MASTER BEDROOM



Velux window to front, double glazed double doors to rear with Juliet balcony overlooking rear garden, inset ceiling spotlights, built-in wardrobes, eaves storage cupboards.

SECOND FLOOR LANDING

Frosted double glazed window to side, centre light point, carpet as laid

EN SUITE SHOWER ROOM



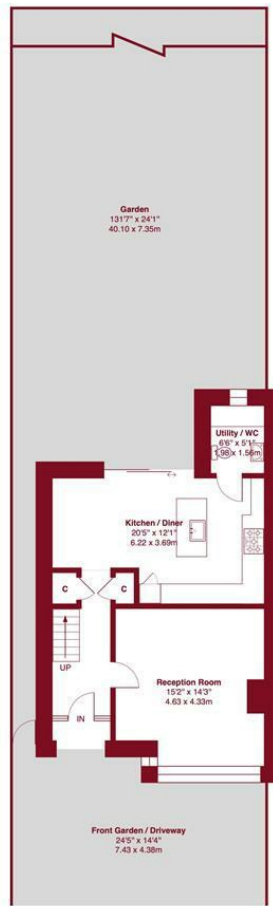
Fitted three-piece suite comprising walking in shower cubicle with glass screens, vanity wash handbasin with chrome mixer tap and low level flush WC. Frosted double glazed window to rear, and ceiling spotlights, partly tiled walls, heated towel rail, tiled flooring

Floor Plan



Dunvegan Road, SE9

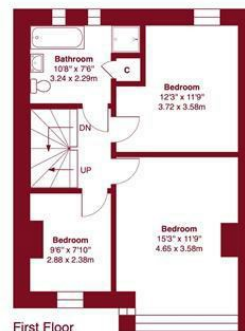
Approximate Gross Internal Area = 1554 sq ft / 144.4 sq m



Ground Floor



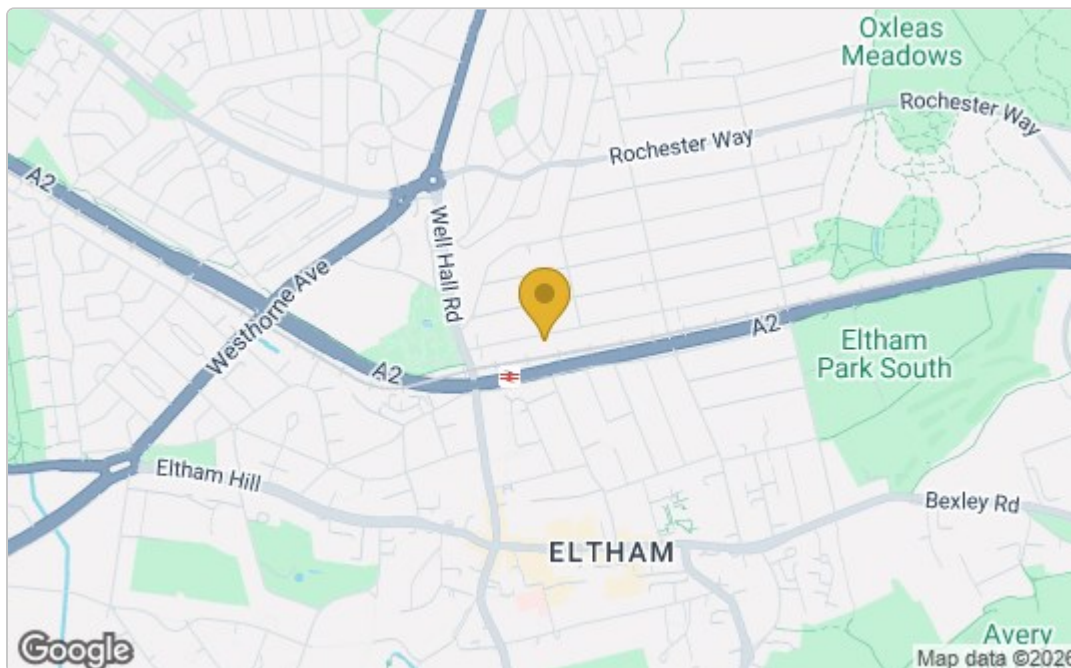
Second Floor



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.
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Area Map



Energy Efficiency Graph

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 <i>Not energy efficient - higher running costs</i>		52	75
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>		29	78
England & Wales EU Directive 2002/94/EC			

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