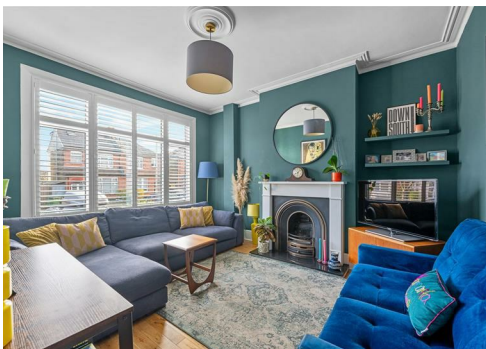




97 Dumbreck Road, London, SE9 1XE

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.



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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 worksurface 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Less energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions	Less environmentally friendly - higher CO ₂ emissions
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

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.