



DUMBRECK ROAD, LONDON

Beds 2 | Baths 1 | Reception Rooms 2

CHAIN FREE A charming extended Edwardian Corbett-style home, perfectly positioned in the heart of Eltham Park

Ideally located in one of Eltham's most sought-after areas, this attractive two/three-bedroom extended Edwardian Corbett-style house offers a wonderful combination of period character, generous living space and exciting potential for the future.

The location is undoubtedly one of the property's biggest attractions. Tucked away in the heart of Eltham Park, the house is just moments from the ever-popular Westmount Road, known for its fantastic selection of independent artisan bakeries, coffee shops, cafés and local businesses. Eltham High Street is also just around the corner, providing an excellent choice of shops, pubs, restaurants and everyday amenities.

For those who enjoy the outdoors, there is an abundance of green space close by, with Eltham Park and the beautiful Ancient Oxleas Woods both within easy walking distance. The area also offers an excellent choice of nurseries, primary and secondary schools, making this a particularly appealing location for families.

The property itself retains a wealth of the period charm you would expect from an Edwardian home, including high ceilings and attractive original features, while having been thoughtfully extended to create a more modern and sociable living space.

To the rear, a full-width extension has created an impressive open-plan kitchen/dining area, providing a fantastic space for everyday family life and entertaining. The house is already presented in very good condition, meaning it can be enjoyed immediately, while still offering plenty of scope for a new owner to personalise and further enhance the accommodation if desired.

With its character, versatile accommodation, excellent entertaining space and, most importantly, exceptional Eltham location, this is a wonderful opportunity to acquire a period home in a genuinely popular and vibrant part of the area.





PROPERTY INFORMATION

SERVICES

- Electricity: Mains
- Gas: Mains
- Heating: Gas central heating
- Sewerage: Mains
- Council Tax D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. We have not carried out a survey of the property or tested services, systems or appliances. Reference to alterations or use of the property is not a statement that planning, building or other consent has been obtained. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection and by your Surveyor/Legal Adviser.

Broadband and Mobile Coverage

For broadband and mobile phone coverage at the property in question please visit: <http://checker.ofcom.org.uk/en-gb/broadband-coverage> and <http://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.

Dumbreck Road, SE9

Approximate Area = 1027 sq ft / 95.4 sq m

Shed = 90 sq ft / 8.4 sq m

Total = 1117 sq ft / 103.8 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix



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