

jdm ESTATE AGENTS

DUMBRECK ROAD, ELTHAM SE9 1XD

GUIDE PRICE £600,000 - £625,000 FREEHOLD

020 3148 2040 | eltham@jdmestateagents.com

Beautifully Improved Two-Bedroom Semi-Detached House

Situated on the popular Dumbreck Road, this attractive two-bedroom semi-detached house offers a wonderful combination of character, modern finishes and practical living space.

The property has benefited from a range of improvements, providing buyers with the advantage of key updates already completed. These include a new roof and windows in 2022, a modern fitted kitchen, a contemporary bathroom, new flooring and replastering throughout.

Further enhancements include an extension completed in 2022, new radiators, two new gas fires, replacement internal doors and a new internal front door, giving the property a fresh and well-presented feel.

The accommodation comprises two bedrooms, a bathroom and two separate reception rooms, offering versatile space for relaxing, entertaining or working from home. Externally, the property benefits from off-street parking and convenient side access, while an electrical supply to the garden adds further practicality.

An appealing home with a range of modern upgrades, offering a great opportunity for buyers seeking a property with improvements already in place.

Please contact jdm, Eltham on 020 3148 2040 to arrange your viewing.















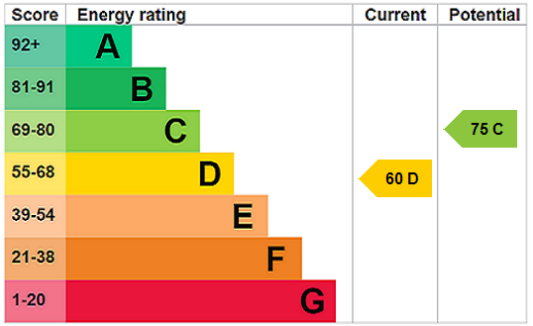
PROPERTY INFORMATION

SERVICES

- **Electricity: Mains**
- **Gas: Mains**
- **Heating: Gas Central Heating**
- **Sewerage: Mains**
- **Council Tax: D**
- **Water: Thames Water**

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.

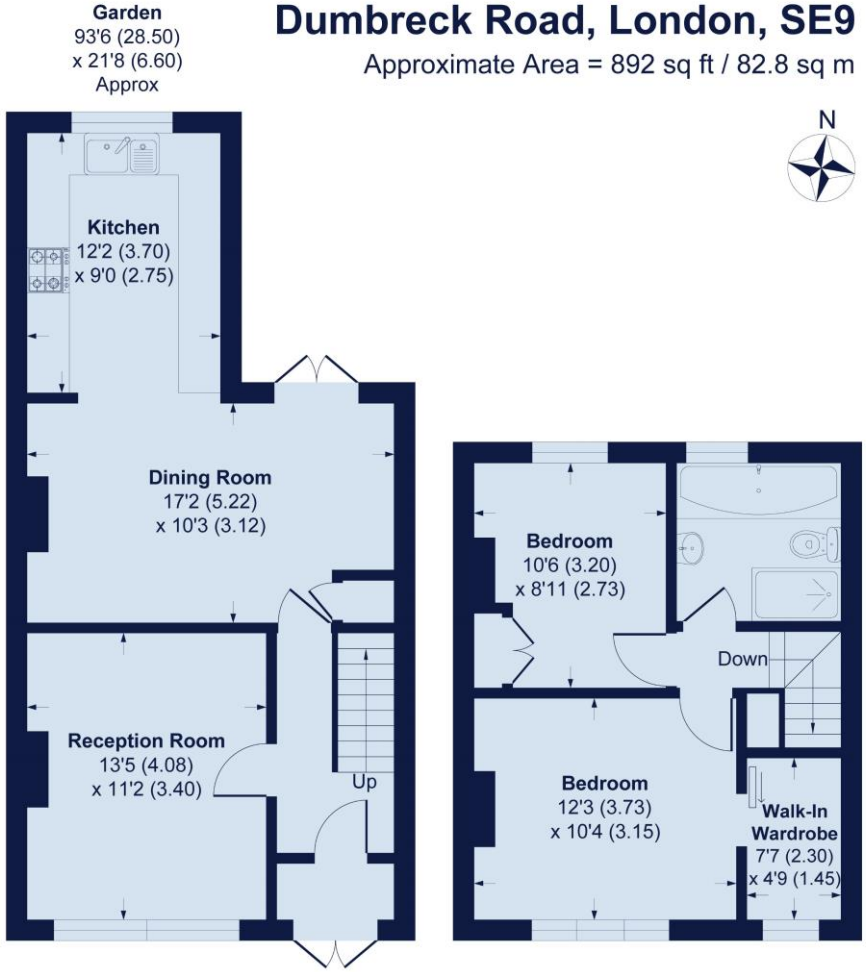
Broadband and Mobile Coverage
For broadband and mobile phone coverage at the property in question please visit: http://checker.ofcom.org.uk/en-gb/broadband-coverage and http://checker.ofcom.org.uk/en-gb/mobile-coverage respectively.



Viewing by appointment with the sales office
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Dumbreck Road, London, SE9

Approximate Area = 892 sq ft / 82.8 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

PLEASE NOTE: Floorplans are intended as a visual representation for marketing purposes only and should not be relied upon for valuation or survey purposes

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