

**HARRISON
INGRAM**

**Dumbreck Road
Eltham, SE9 1XD**



£470,000

Are you looking for a home where you can update and extend (subject to planning and we are pleased to confirm the Vendor is in the process of submitting an application) to your own taste, style and budget? If YES, WE REALLY DO URGE YOU to waste no time in viewing this very attractive SEMI DETACHED house situated in a DESIRABLE ROAD being within close proximity of many amenities including; sought after schools, acres of park and woodland, road links, bus routes and Eltham Station. The property already offers DECEPTIVELY SPACIOUS accommodation, however, there is lots of scope to extend to the ground floor and the loft (subject to planning). The accommodation and features include; lounge, spacious dining room which leads through to a fitted kitchen, TWO DOUBLE BEDROOMS, big bathroom, double glazed, gas central heating (not tested), approx. 90' South facing garden and ample off road parking on own drive. This type of property does not come on to the market often, so, if you are looking for your new home which is PRICED TO SELL, then we suggest you book an appointment to view.

PORCH

Fully enclosed via glazed door, tiled floor.

ENTRANCE HALL



Frosted glazed entrance door with matching side light, dado rail, radiator, fitted carpet to hall and stairs, central heating thermostat.

LOUNGE



11' 3" x 13' 10" (3.43m x 4.22m) Double glazed window to front, coved ceiling, picture rail, dado rail, radiator, high skirting board, fitted carpet, attractive wrought iron feature fireplace with coal effect gas fire, wooden mantle and surround.

DINING ROOM



17' 3" x 10' 6" (5.26m x 3.20m) Double glazed French doors leading on to the garden, stripped and varnished floor boards, high skirting board, attractive wrought iron feature fireplace with wooden surround and mantel, radiator, understairs storage cupboard, open plan through to:-

KITCHEN

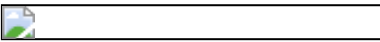


11' 10" x 7' 7" (3.61m x 2.31m) Bright room with double glazed windows to rear and side, extensively fitted with matching range of modern, white wall, base and drawer units with chrome handles, built in stainless steel electric double oven and inset stainless steel gas hob with stainless steel extractor hood above with lights, ample wooden work top surfaces, inset stainless steel sink unit with trendy chrome mixer tap, inset ceiling spot lights, plumbed for washing machine, integrated dishwasher, boiler for central heating and hot water, tiled floor.

LANDING

Access to loft, fitted carpet.

BEDROOM 1



17' 3" x 10' 6" (5.26m x 3.20m) Fantastic size master bedroom with double glazed windows to front, coved ceiling, picture rail, radiator, high skirting board, original built in storage cupboard.

BEDROOM 2



11' 1" x 8' 11" (3.38m x 2.72m) Double glazed window to rear overlooking garden, attractive wrought iron fireplace, radiator, fitted carpet.

BATHROOM



Big room with frosted double glazed window to rear, white suite comprising panelled bath with chrome taps, independent shower unit, shower rail, pedestal wash hand basin with chrome taps and low level WC, fully tiled walls to bath area, tiled floor, extractor, built in storage cupboard, access to loft space.

Garden



Approx. 90' Large paved patio with steps leading on to a large shaped lawn, deep established shrub borders, outside tap and light, secluded, covered side access with power and light (super for storage).

PARKING

Ample off road parking on own paved drive.