



# VILLAGE ESTATES

• EST.1993 •



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**Eltham Park Area**

**Deansfield Primary School**

**Oxleas Woods I Meadows**

**Eltham Mainline Station**

**Westmount Road Local Shops**

**1 Mile I High Street**



**132 Dumbreck Road**  
London, SE9 1XD

**Guide Price £550,000 to**  
**£575,000**



**Dumbreck Road is conveniently positioned within walking distance to Eltham mainline station, ideal for daily commuting into London. A two bedroom Corbett semi-detached house with open plan living accommodation that leads on to a sunny 78' rear garden. Situated in the heart of the highly-sought after Eltham Park with it's acres of park and ancient woodland, this is a rare opportunity to purchase a semi-detached Edwardian house in this price range.**

**EPC RATING: D**

**COUNCIL TAX BAND: D**

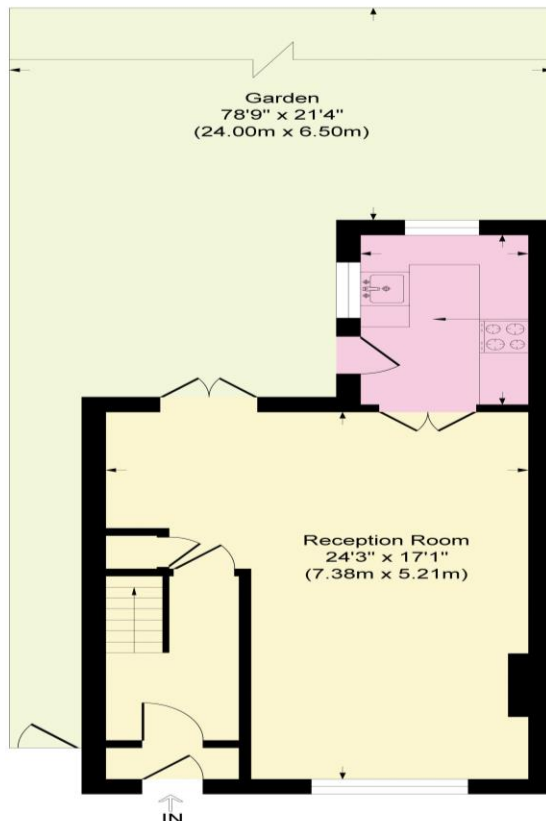
**TENURE: Freehold**

**LEASE TERM: Not Applicable**

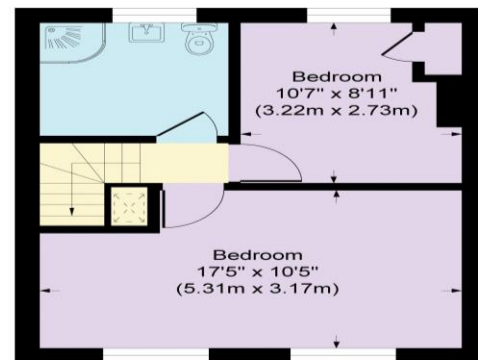


**Dumbreck Road**

**Approximate Gross Internal Area**  
 Ground Floor = 45.8 sq m / 493 sq ft  
 First Floor = 34.0 sq m / 367 sq ft  
 Total = 79.8 sq m / 860 sq ft



**Ground Floor**



**First Floor**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.