



DOBELL ROAD, ELTHAM, LONDON, SE9 1HE
GUIDE PRICE £895,000-£945,000 FREEHOLD

A HUGE, RARE AND VERSATILE, FIVE BEDROOM, FOUR BATHROOM, SEMI-DETACHED 1930'S HOME WITH BOTH DOUBLE STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS, AND A SUPERB SOUTH FACING REAR GARDEN WITH DETACHED OUTBUILDING, LOCATED VERY CLOSE TO ELTHAM HIGH STREET AND STATION.

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DESCRIPTION:

Arranged over three floors the accommodation comprises; an expansive kitchen/dining room, ideal for cooking enthusiasts and two separate and spacious reception rooms that provide versatile spaces for relaxation and entertainment. Additionally, the inclusion of a utility room, shower room, and an office space offers practical solutions for modern living.

On the first floor, you'll find four bedrooms, including a huge master with extensive built in wardrobes and en-suite bathroom, two further large double bedrooms and a stunning modern family bathroom with separate double walk-in shower and bath. The second floor features another spacious bedroom with an en-suite shower room with plenty of storage space under the eaves. This home, totalling approximately 2346 sq.ft / 218 sq.m (excluding eaves), merges functional living with opportunities for enhancement, making it an ideal choice for those looking to create their dream home in a thoughtfully laid-out space.

Externally, a superb south facing walled garden extends to approx. 95ft with a detached outbuilding, which is currently used as a games room and store/workshop, and there is a rear gate with access directly out to Orangery Lane and 1 minute to M&S Food. There is off street parking for several cars to the front drive. This is an impressive home and has to be viewed.

Dobell Road is a popular residential street located very close to Eltham High Street and just 305 metres from Eltham station which offers regular services to London Bridge, Waterloo East, Cannon Street, Charing Cross, London Victoria and Lewisham (for DLR).

Eltham High Street offers comprehensive shopping, bars, restaurants and the recently built Vue cinema. Both Blackheath and Chislehurst provide an endless choice of restaurants, bars and delicatessens and are within a ten minute drive.

The popular Eltham Park is five minutes away. The locally renowned Gordon primary School and Eltham Church of England are just a few minutes away. For secondary schools, there is The Harris Academy Greenwich, Eltham Hill School for girls and you have access to the popular Grammar schools of the Bexley Borough. If you're looking for secondary schools. St Olaves prep, Eltham College & Colfes private schools are all within reach.







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.