



£995,000

Colepits Wood Road, Eltham, SE9 2QJ

Chattertons

EST 1893

# Superb detached house

This beautifully rarely available detached house in the heart of Eltham Heights offers a perfect blend of space, comfort, and potential. The property boasts a generously sized garden, a large private driveway with parking for up to four cars, a spacious garage, and an additional workshop.

The home has been thoughtfully extended with a seamless double-story addition at the rear, making it feel like an integral part of the original design. The ground floor features a spacious lounge, a dining room, a kitchen diner, and a conservatory. There's also a convenient shower room on this level. The layout lends itself to easy reconfiguration; by removing a few internal walls and adding bi-fold doors or windows, you could create a stunning open-plan space that overlooks the garden.

Upstairs, you'll find four bedrooms, including an exceptionally large master bedroom, and a very spacious bathroom. With a little reimagining, this bathroom could be split to create both an en suite for the master bedroom and a family bathroom.

The rear garden offers plenty of space for outdoor activities, while the large garage provides ample storage or workspace. The property is situated in a prime location, less than a 10-minute walk from Falconwood Mainline station, making it ideal for commuters.

Overall, this home has been meticulously cared for by the current owners, making it move-in ready while still offering the opportunity to make it your own over time.



**Rarely available**  
**Detached house**  
**Double storey extension**  
**2 very large receptions**  
**4 bedrooms**

**Entrance Porch**

Double glazed window, tiled floor

**Entrance Hall**

Double radiator, carpet

**Lounge 18' 1" x 14' 11" (5.51m x 4.54m)**

2 double glazed bay windows, 2 radiators, carpet

**Dining Room 18' 8" x 11' 2" (5.69m x 3.40m)**

Double glazed bay window, double radiator, carpet

**Kitchen Diner 20' 8" x 9' 10" (6.29m x 2.99m)**

Double glazed window, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with double bowl and mixer taps, built in double oven and gas hob, integrated dishwasher, tiled walls, cupboard housing boiler

**Conservatory 12' 10" x 7' 11" (3.91m x 2.41m)**

Double glazed doors to the garden, laminate flooring

**Ground Floor Shower Room**

Frosted double glazed window, pedestal wash hand basin, low level wc

**Stairs to the first floor**

Carpet

**Bedroom 1 18' 10" x 11' 2" (5.74m x 3.40m)**

Double glazed window to the rear and double glazed window to the side, radiator, carpet, built in wardrobe, door to en suite

**2 bathrooms**  
**Great potential**  
**Lovely rear garden**  
**Large garage with driveway for 4 cars**  
**Chain free**

**Bathroom 17' 11" x 7' 8" (5.46m x 2.34m)**

Which can be accessed via bedroom 1 and the landing, very large space with great potential to divide in to make an en suite to bedroom and separate family bathroom, panelled bath, large shower, wash hand basin with mixer taps, low level wc, double radiator, airing cupboard

**Bedroom 2 14' 10" x 11' 2" (4.52m x 3.40m)**

Dual aspect double glazed windows, radiator, carpet

**Bedroom 3 10' 6" x 10' 3" (3.20m x 3.12m)**

Double glazed window, radiator, carpet

**Inner Landing**

Double glazed window to the rear, radiator

**Bedroom 4 12' 4" x 8' 3" (3.76m x 2.51m)**

Dual aspect double glazed windows, built in wardrobe, radiator, carpet

**Rear Garden 76' 0" x 50' 0" (23.15m x 15.23m)**

Very large and wide laid to lawn with 2 patios, side access, outside light, nice range of plants and shrubs

**Garage 20' 0" x 10' 8" (6.09m x 3.25m)**

Attached at the side with electric shutter with work shed behind, lots of space to work

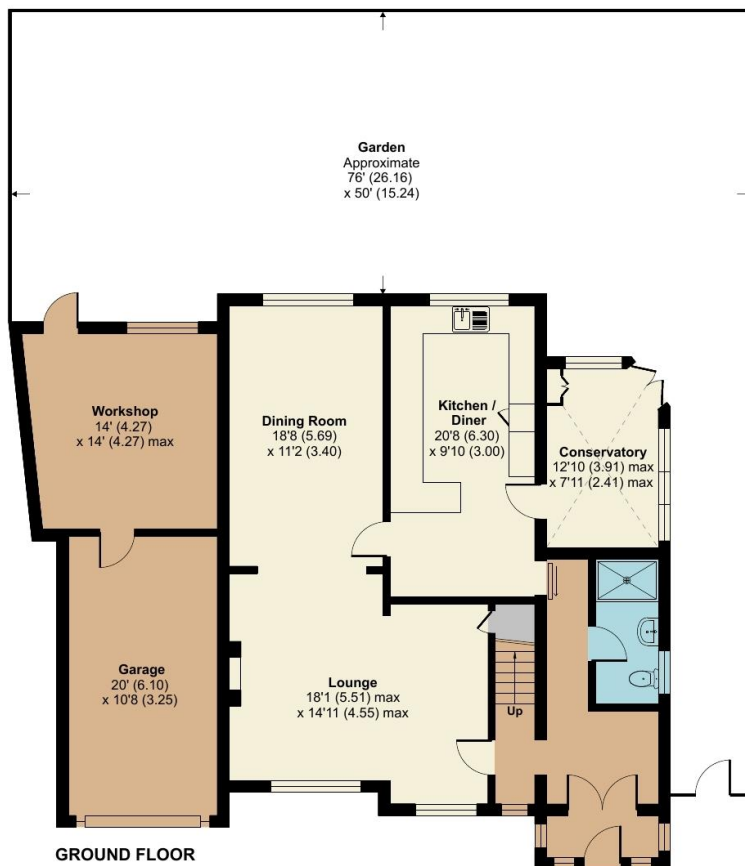
**Workshop 14' 0" x 14' 0" (4.26m x 4.26m)**

With light and power, door to the garden

**Driveway**

Private driveway with parking for 4 cars





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1174660

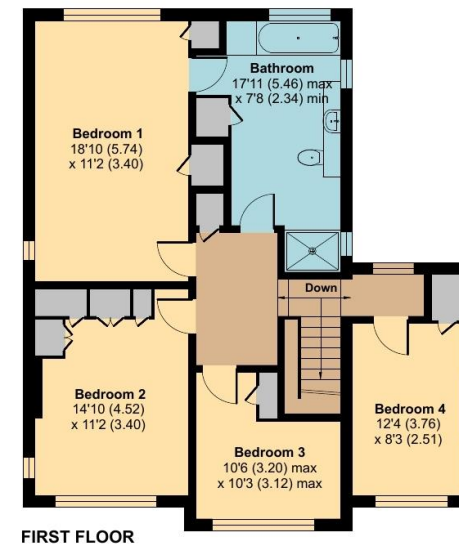
## Colepits Wood Road, London, SE9

Approximate Area = 1961 sq ft / 182.1 sq m

Garage = 404 sq ft / 37.5 sq m

Total = 2365 sq ft / 219.6 sq m

For identification only - Not to scale



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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