



Price band £450,000 to £475,000

Perpins Road, Eltham, SE9 2LF

Chattertons

EST 1893

Price band 450,000 to 475,000. Offering generous family space in which the owners have carried out a long list of renovations including all new double glazed windows (2020) rewired, new kitchen (2021), new bathroom (2023) and replaced boiler with renewed radiators. The property is presented nicely and just needs a few little finishing touches. The rear garden is a nice size with a lawn and deck and detached garage along with a concrete base to the rear ready for a summer house to be added. Located in a residential area very close by to Avery Hill Park and New Eltham mainline station. This would be a perfect first time buy with the added benefit of being chain free.



End of terraced house
Chain free
Perfect first time buy
Near Avery Hill Park
Good size accommodation

Entrance porch

Entrance hall

Laminate flooring, radiator

Lounge 14' 6" x 12' 6" (4.42m x 3.81m)

Double glazed window with fitted blind, laminate flooring, radiator

Kitchen 20' 9" x 9' 8" (6.32m x 2.94m)

Double glazed window, fitted wall and base unit with work surface, induction hob, integrated oven with extractor hood, boiler (2021), sink unit with 1.5 bowl and mixer taps, plumbing for washing machine and dishwasher, eye level microwave, radiator, tiled floor

Stairs to the first floor

Access to the loft with ladder, double glazed window

New kitchen (2021)
New bathroom (2023)
New double glazing (2020)
Rewired and renewed boiler
Good size garden

Bedroom 1 13' 10" x 11' 7" (4.21m x 3.53m)

Double glazed window with block out blind, radiator, carpet, free standing wardrobe

Bedroom 2 13' 10" x 9' 1" (4.21m x 2.77m)

Double glazed window with fitted blind, built in wardrobes, radiator, carpet

Bedroom 3 8' 8" x 7' 10" (2.64m x 2.39m)

Double glazed window with block out blind, built in wardrobe, radiator, carpet

Bathroom

Frosted double glazed window, panelled bath with mixer taps and shower attachment and screen, pedestal wash hand basin with mixer taps, low level wc with hand held shattaf bidet spray, chrome heated towel rail, laminate flooring

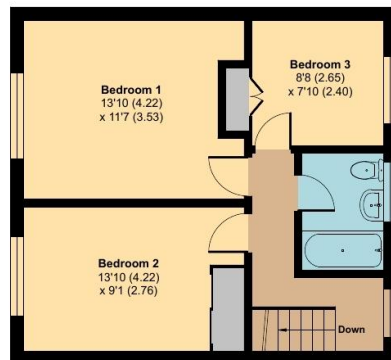
Rear garden 51' 10" x 28' 9" (15.79m x 8.76m)

Laid to lawn and decked area, side access, outside tap and light

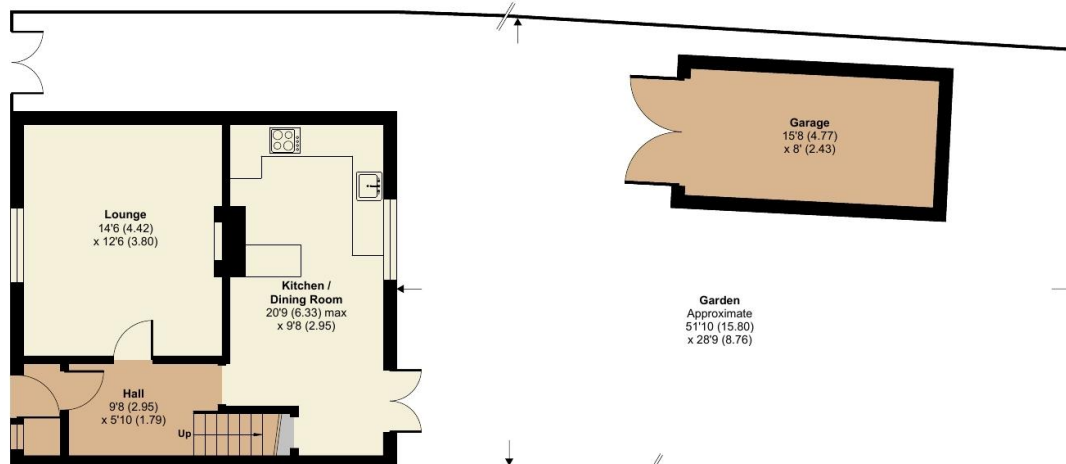
Garage 15' 8" x 8' 0" (4.77m x 2.44m)

Detached





FIRST FLOOR



GROUND FLOOR

Perpins Road, London, SE9

Approximate Area = 938 sq ft / 87.1 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1063 sq ft / 98.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1368843

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