



£650,000

Colepits Wood Road, Eltham, SE9 2QJ

Chattertons

EST 1893



Located in a popular road within the heart of Eltham Heights opposite Fair oak drive. This is a 1930s semi detached house with small ground floor extension. The accommodation includes 2 large receptions, 3 good size bedrooms, upstairs bathroom and ground floor cloakroom. To the front is a private driveway and attached garage and to the rear is a beautifully mature garden which is very well secluded. In a lovely spot and within walking distance of Falconwood mainline station which offers zone 4 access into London. This house has been really well looked after but offers so much potential for extension subject to all the usual consents. Offered to the market chain free.



Very popular road  
Eltham heights  
Very well cared for  
Ground floor extension  
Mature secluded garden

#### Entrance porch

#### Entrance hall

Under stairs storage cupboard, double radiator, carpet

#### Lounge 15' 6" x 12' 4" (4.72m x 3.76m)

Double glazed bay window, fireplace, radiator, carpet

#### Extended dining room 22' 6" x 10' 10" (6.85m x 3.30m)

Double glazed window, radiator, carpet, door to the garden

#### Kitchen 12' 9" x 7' 3" (3.88m x 2.21m)

Double glazed window, fitted wall and base units with laminate work surface, sink unit with 1.5 bowl and mixer taps, gas hob with extractor hood, eye level oven, integrated fridge freezer, cupboard, tiled surround, door to lobby

#### Utility 9' 2" x 4' 5" (2.79m x 1.35m)

Door to the garden, space for stacked white goods and plumbing for washing machine, wall mounted combi boiler

#### Cloakroom

Frosted double glazed window, wc, wash hand basin, radiator, carpet

Garage with private driveway  
10 minutes walk to Falconwood station  
Fantastic potential for extension  
Chain free  
Great neighbourhood

#### Stairs to the first floor

Window to side, access to loft, carpet

#### Bedroom 115' 6" x 11' 1" (4.72m x 3.38m)

Double glazed bay window, bay radiator, 2 built in wardrobes, carpet

#### Bedroom 2 13' 6" x 11' 1" (4.11m x 3.38m)

Double glazed window, radiator, carpet

#### Bedroom 3 10' 6" x 7' 5" (3.20m x 2.26m)

Double glazed bay window, 2 radiators, built in wardrobe, carpet

#### Bathroom

Frosted double glazed window, panelled bath with mixer taps, pedestal wash hand basin, double radiator, tiled walls

#### Separate wc

Frosted double glazed window, wc

#### Attached garage 16' 5" x 7' 10" (5.00m x 2.39m)

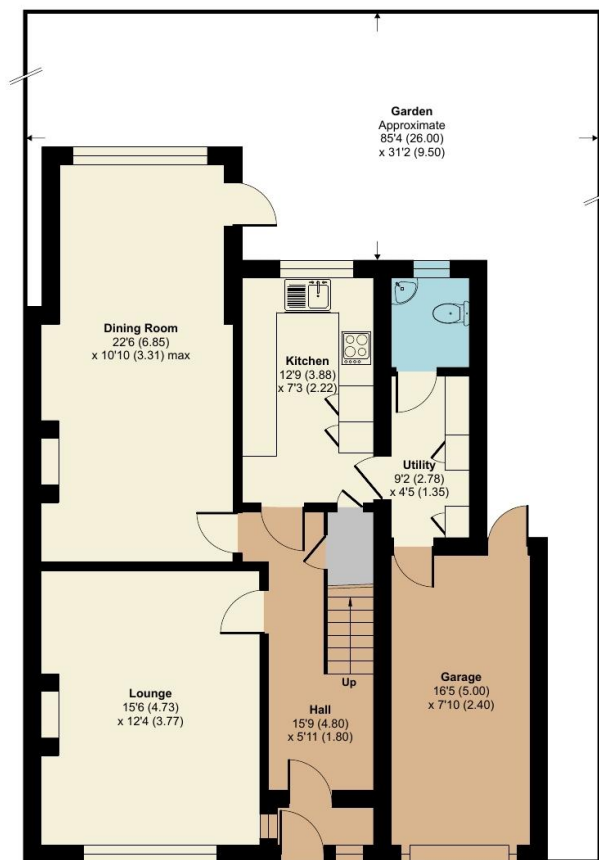
With private driveway

#### Rear garden 85' 4" x 31' 2" (25.99m x 9.49m)

With private driveway







GROUND FLOOR

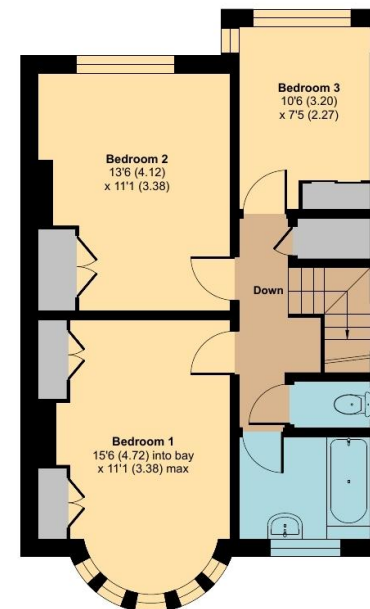
## Colepits Wood Road, London, SE9

Approximate Area = 1273 sq ft / 118.3 sq m

Garage = 129 sq ft / 12 sq m

Total = 1402 sq ft / 130.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1401694

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:

**020 8859 4000**

405 Footscray Road

New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

# Chattertons

EST 1893