



£625,000

Perpins Road, Eltham, SE9 2LF

Chattertons

EST 1893

This is an end of terraced house presented in excellent condition and thoughtfully extended to offer family size accommodation. On the ground floor is a good size lounge, modern kitchen, large conservatory with access to the outside, bedroom 4 with direct access to the garden and wc. On the first floor are 3 bedrooms, family bathroom and study which could also be great as a babies room.

The garden is well secluded and to the front is a private driveway providing off road parking and direct access to a garage which is reduced in size but allows for storage.

Located in a residential area close by to the vast open space of Avery Hill Park and nearby to New Eltham mainline and Falconwood mainline stations.



**Extended end of terraced house**  
**Great layout**  
**4/5 bedrooms**  
**Modern kitchen and bathroom**  
**Ground floor wc**

**Entrance hall**

Radiator, carpet

**Lounge 15' 1" x 12' 4" (4.59m x 3.76m)**

Double glazed window, radiator, carpet

**Kitchen 15' 4" x 8' 1" (4.67m x 2.46m)**

Double glazed window, fitted wall and base units with stainless steel single drainer sink unit with mixer taps, integrated oven and hob with extractor hood, integrated fridge freezer, plumbing for washing machine and dishwasher, vertical radiator, tiled floor

**Conservatory 14' 1" x 10' 6" (4.29m x 3.20m)**

Double glazed doors to the garden, radiator, tiled floor

**Inner hallway**

Large under stairs storage cupboard

**Ground floor wc**

Wc and sink

**Bedroom 4 12' 2" x 9' 5" (3.71m x 2.87m)**

Double glazed french doors to the garden, vertical radiator, wood flooring

**Stairs to the first floor**

Carpet, cupboard

**Garage storage**  
**Driveway providing off road parking**  
**Secluded garden**  
**Close to Avery Hill Park**  
**Excellent condition throughout**

**Bedroom 1 18' 4" x 10' 8" (5.58m x 3.25m)**

2 leaded light double glazed windows, double radiator, acoustic wall, integrated wardrobes, carpet

**Bedroom 2 11' 6" x 9' 11" (3.50m x 3.02m)**

Leaded light double glazed window, radiator, laminate flooring

**Bedroom 3 11' 11" x 6' 2" (3.63m x 1.88m)**

Leaded light double glazed window, vertical radiator, wood flooring

**Study or bedroom 5' 8" 10" x 6' 2" (2.69m x 1.88m)**

Leaded light double glazed window, vertical radiator, oak flooring

**Bathroom 8' 4" x 5' 7" (2.54m x 1.70m)**

2 frosted double glazed windows, panelled bath with mixer taps and shower with screen, wall hung wash hand basin with mixer taps, low level wc, chrome heated towel rail, tiled floor and walls, extractor fan

**Rear garden 62' 4" x 31' 2" (18.98m x 9.49m)**

Patio, laid to lawn, timber built shed, flowers and plants

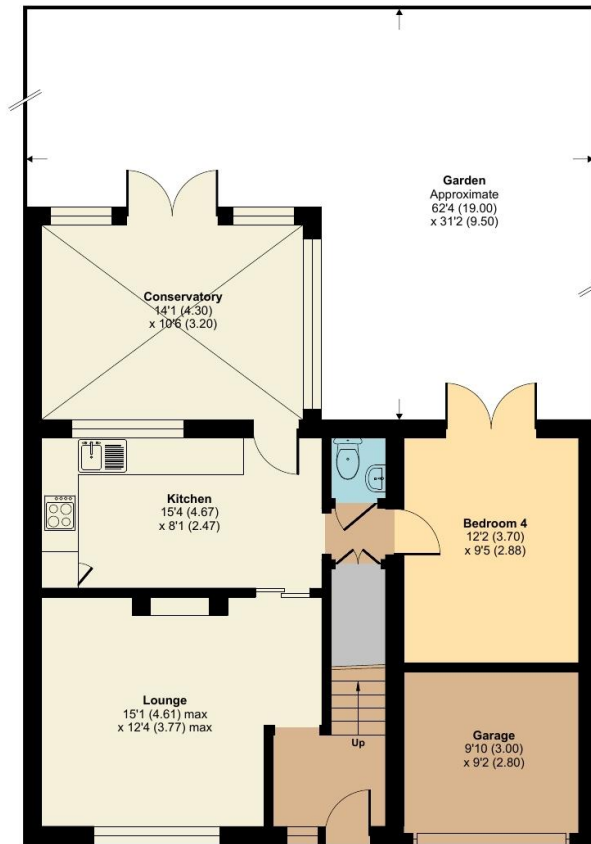
**Garage storage 9' 10" x 9' 2" (2.99m x 2.79m)**

With shutter

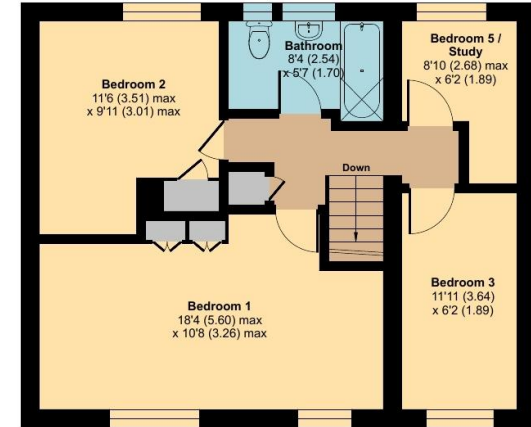
**Driveway**

Providing off road parking





GROUND FLOOR



FIRST FLOOR

## Perpins Road, London, SE9

Approximate Area = 1219 sq ft / 113.2 sq m

Garage = 79 sq ft / 7.3 sq m

Total = 1298 sq ft / 120.6 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 2026. Produced for Chattertons Estate Agents Ltd. REF: 1437816

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