



£795,000  
Colepits Wood Road, London, SE9 2QJ

**Christopher Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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A beautifully presented three-bedroom semi-detached house, situated in the very sought-after Eltham Heights, approximately 0.3 miles from Falconwood train station and within a short walk of several excellent schools.

Modernised to a high standard, this impressive family home comprises, on the ground floor, an entrance hall, cloakroom, lounge, and a stunning open-plan kitchen/diner family room with 'Crittall'-style patio doors and windows overlooking the rear garden.

The first floor features three well-proportioned bedrooms, a family bathroom, and a separate WC.

Occupying a larger-than-average width plot, the property offers enormous potential to extend and create a significantly larger family home (subject to planning permission).

Externally, there is a driveway to the front providing ample off-street parking, along with a detached garage. The rear garden extends to approximately 100ft.

Council Tax Band F.

Agents Note: Material information is available online as brochure 2 below.



GROUND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1285 sq.ft. (119.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			