



£795,000

Colepits Wood Road, London, SE9 2QJ

Christopher Russell PROPERTY SERVICES



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Christopher Russell Property Services

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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 modernised 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).

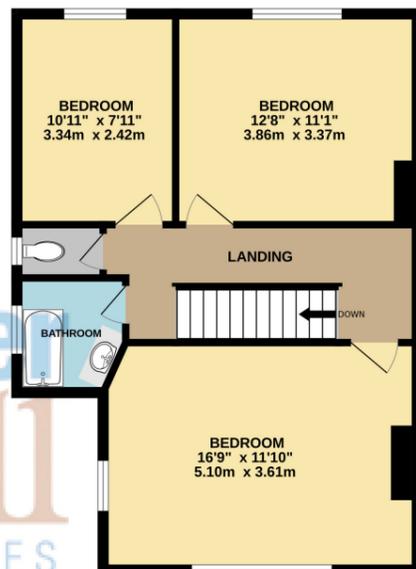
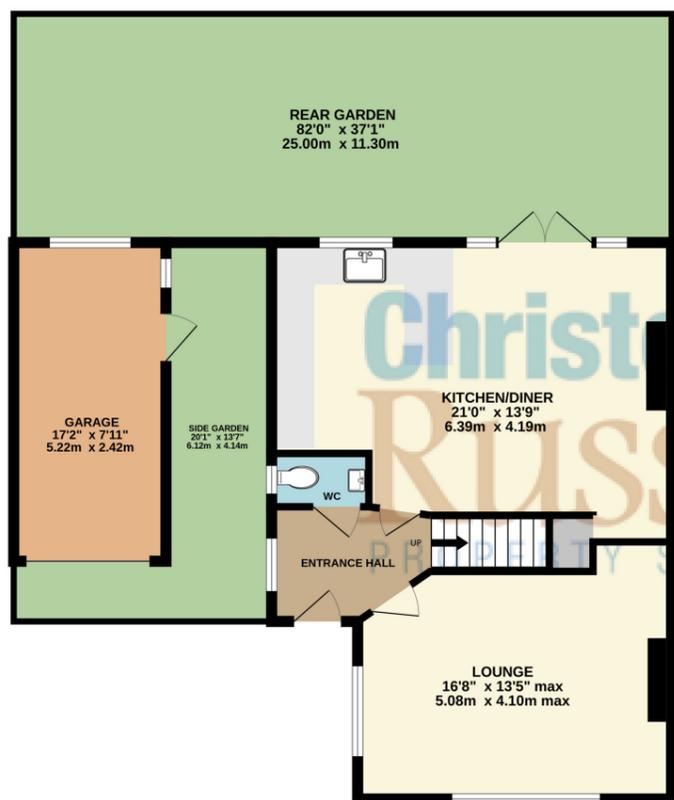
Externally, there is a driveway to the front providing ample off-street parking, along with a detached garage. The rear garden extends to approximately 100ft.

Council Tax Band F.



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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	