



£775,000

Ladysmith Road, Eltham, SE9 5BN

**Chattertons**  
EST 1893

Very popular road steps away from the always in demand St Thomas More school and also short walking distance to Eltham high street and between New Eltham and Eltham mainline stations. This is a picture perfect period house with a stunning finish inside and out. The house is approached by a geometric tiled footpath and the house has a striking bare brick exterior. The accommodation includes, 2 large receptions, open plan kitchen diner with bi folding doors, 4 double bedrooms and large family bathroom. The decor is light and neutral and the kitchen and bathroom have a high end finish. The rear garden has a top quality patio with artificial grass and well established Japanese maple tree, with an ever changing appearance through the seasons. The property is offered to the market chain free.



**Picture perfect period house**  
**Bare brick exterior**  
**High end kitchen with bi folds**  
**4 double bedrooms**  
**Large family bathroom**

**Frontage**  
Beautiful geometric tiled path, attractive front door

**Entrance hall**  
Wood flooring, double radiator, large under stairs storage cupboard

**Lounge 14' 11" x 12' 10" (4.54m x 3.91m)**  
Double glazed bay window, 2 double radiators, beautiful fireplace

**Dining room 11' 3" x 11' 2" (3.43m x 3.40m)**  
Double glazed door to the garden, laminate flooring, integrated cabinetry, beautiful light fitting

**Kitchen diner 20' 10" x 10' 8" (6.35m x 3.25m)**  
Double glazed window to side, bi fold doors to the outside, "John Lewis of Hungerford" kitchen suite designed to perfection with a multitude of wall and base units and excellent storage solutions including a full height pantry with integrated spice rack compartment, corner unit with dual slide out storage areas, bespoke display cabinet with automatic internal light, granite work surface with integrated sink with mixer taps, a feast of all "NEFF" appliances including integrated fridge freezer, fan oven with retractable door, fan combination oven and microwave, dishwasher with illuminated floor display, washer dryer, induction hob with vertical sliding extractor with external outlet, spotlights, cupboard housing "worcester" combi bolier, featured lighting above wall units, karndean flooring

**2 receptions**  
**Fireplaces**  
**Steps from St Thomas More**  
**Short walk to Eltham high street**  
**Excellent condition**

**Stairs to the first floor**  
Carpet

**Bedroom 3 11' 11" x 10' 11" (3.63m x 3.32m)**  
Double glazed window, double radiator, carpet

**Family bathroom**  
2 frosted double glazed windows, panelled bath with shower screen and modern shower with push button start/stop controls in the bathing area and separate remote activation, beautiful wall hung wash hand basin with mixer taps, tiled surround, close coupled wc, heated towel rail, spotlights

**Split landing**  
Carpet

**Bedroom 1 17' 7" x 15' 0" (5.36m x 4.57m)**  
Double glazed bay window, double glazed window, fireplace, double radiator, carpet

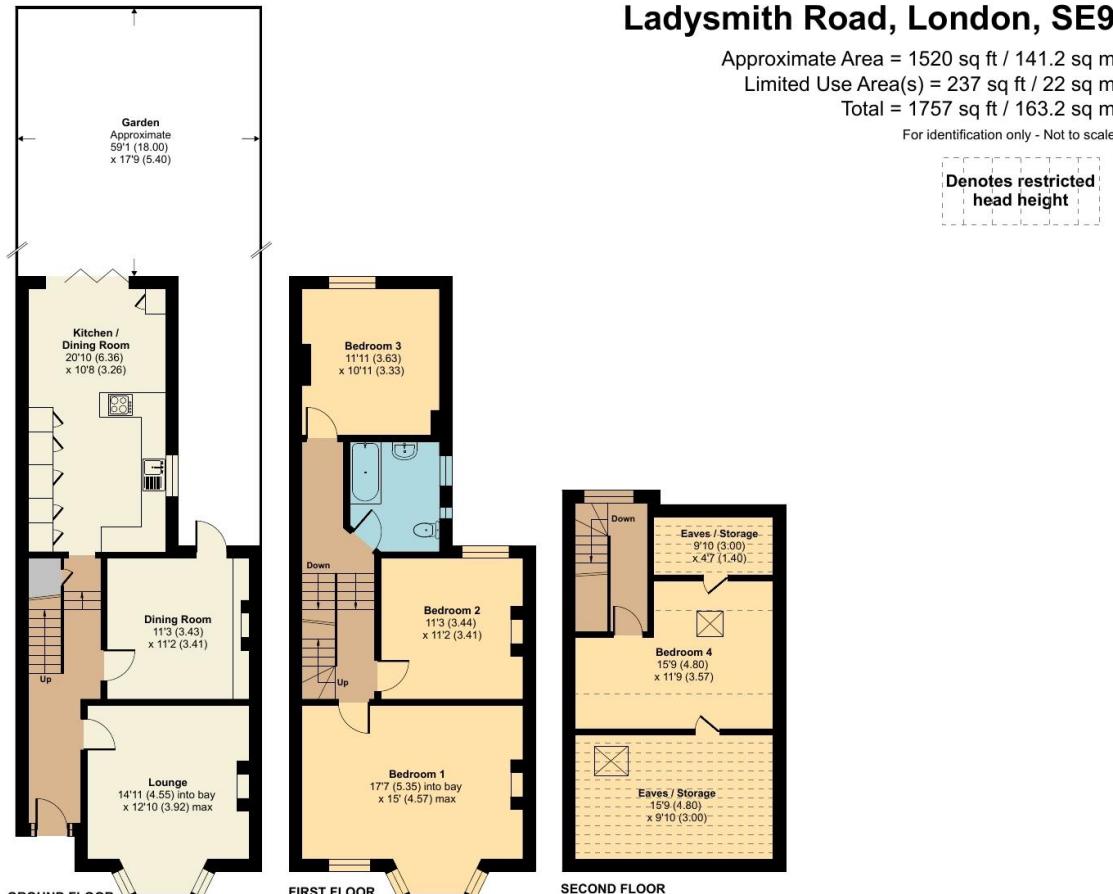
**Bedroom 2 11' 3" x 11' 2" (3.43m x 3.40m)**  
Double glazed window, radiator, fireplace, carpet

**Stairs to the top floor**  
Carpet, double glazed window

**Bedroom 4 15' 9" x 11' 9" (4.80m x 3.58m)**  
2 skylight windows, 2 eaves cupboards, carpet

**Rear garden**  
High quality patio, artificial grass with border, beautifully established Japanese maple tree





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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