



Price Band £600,000 to £625,000

Blanmerle Road, New Eltham, SE9 2EA

**Chattertons**

EST 1893

## 3 double bedrooms

Price Band 600,000 - 625,000 This outstanding period property is presented in impeccable condition, boasting bright and spacious accommodation that comprises three double bedrooms, with the main bedroom offering ample space and a charming small balcony. Enhanced by double glazed sash windows at the front, the kitchen and bathroom showcase modern designs, complimented by a light and intentionally understated decor throughout. Situated in a highly desirable location, this property enjoys the convenience of being centrally positioned and just a 5-minute walk from New Eltham Mainline Station. Period properties like these are always in demand.



**Impeccable period property**

**3 double bedrooms**

**Lovely garden**

**Balcony off the main bedroom**

**Entrance Hall**

Radiator with display cabinet, stripped floorboards

**Lounge 14' 2" x 11' 10" (4.31m x 3.60m)**

Double glazed bay sash window, radiator, stripped floorboards, fireplace

**Dining Room 11' 2" x 9' 9" (3.40m x 2.97m)**

Double glazed window, radiator, stripped floorboards

**Kitchen Diner 14' 7" x 10' 0" (4.44m x 3.05m)**

2 double glazed windows, double glazed french doors to the garden, fitted wall and base units with wood block work surface, enamel single drainer sink unit with 1.5 bowl and mixer taps, double oven with gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, spotlights

**Ground Floor Cloakroom**

Double glazed window, low level wc, wash hand basin, radiator, tiled floor

**Double glazed sash windows to the front**

**Modern kitchen diner**

**First floor bathroom and ground floor cloakroom**

**5 minutes to New Eltham mainline station**

**Stairs to the first floor**

Double glazed skylight window, carpet

**Bedroom 1 15' 3" x 14' 2" (4.64m x 4.31m)**

Double glazed sash bay window, double glazed door to the garden, fitted wardrobes, radiator, carpet

**Balcony**

With wrought iron railing

**Bedroom 2 11' 2" x 9' 9" (3.40m x 2.97m)**

Double glazed window, radiator, carpet

**Bedroom 3 10' 1" x 9' 11" (3.07m x 3.02m)**

Double glazed window, radiator, carpet, cupboard housing boiler

**Bathroom**

2 double glazed windows, panelled bath with mixer taps and shower attachment, pedestal wash hand basin with mixer taps, low level wc, chrome heated towel rail, tiled walls and floor

**Rear Garden 53' 0" x 16' 8" (16.14m x 5.08m)**

Patio leading to lawn, timber built shed, side access

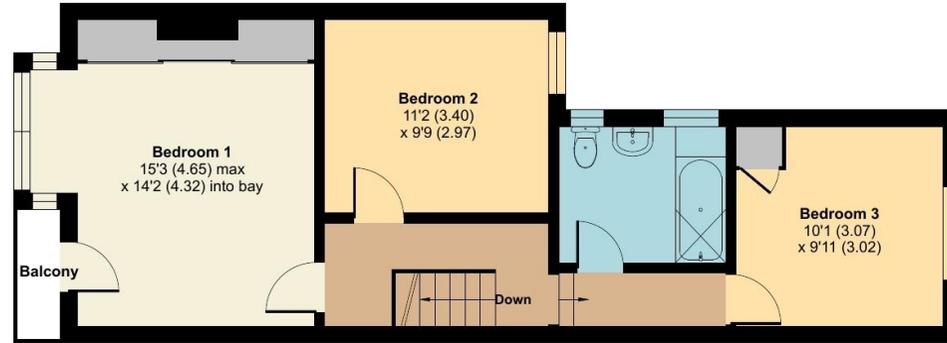




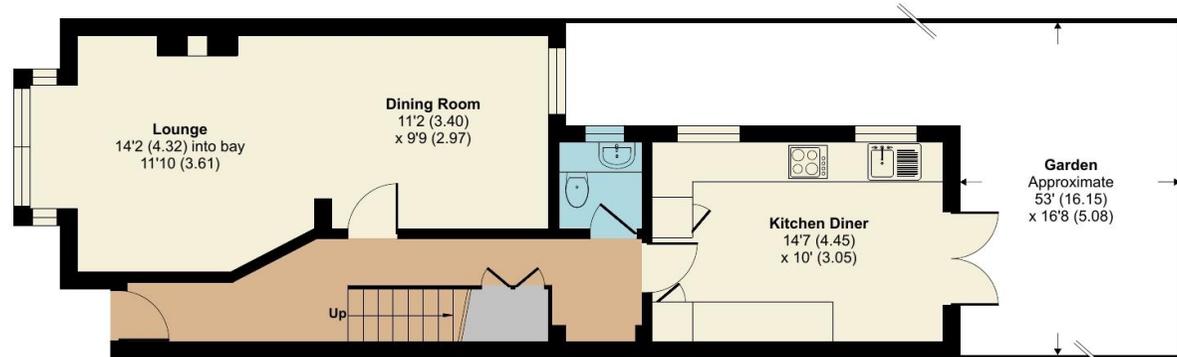
# Blanmerle Road, London, SE9

Approximate Area = 1136 sq ft / 105.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Chattertons Estate Agents Ltd. REF: 1088226

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

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