



Price band £350,000 to £375,000

Blanmerle Road, New Eltham, SE9 2DY

**Chattertons**

EST 1893

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Located in a popular road and around 5 minutes walk to New Eltham mainline station is this first period maisonette with own entrance and direct access to private garden and first floor terrace.

The accommodation includes a large lounge, kitchen, 2 bedrooms and bathroom.

The property has gas central heating and double glazing and would make for a perfect first time buy.

Also included is share of freehold. The road is interesting featuring a mix of houses, maisonettes and bungalows.



**Great road close by to New Eltham mainline station**  
**Private entrance**  
**First floor maisonette**  
**2 bedrooms**  
**Large lounge**

**Private entrance**  
Stairs to the first floor, carpet

**Lounge 17' 1" x 11' 6" (5.20m x 3.50m)**  
Double glazed bay window and double glazed window, 2 radiators, modern flooring

**Kitchen 11' 3" x 9' 3" (3.43m x 2.82m)**  
Double glazed window, fitted wall and base units with laminated work surface, sink unit with mixer taps, cooker point, plumbing for washing machine, tiled walls, laminate flooring

**Direct access to first floor terrace**  
**Own garden**  
**Share of freehold**  
**Perfect first time buy**  
**Period property**

**Bedroom 1 11' 5" x 11' 2" (3.48m x 3.40m)**  
Double glazed window, double radiator, carpet

**Bedroom 2 10' 2" x 7' 9" (3.10m x 2.36m)**  
Double glazed window, radiator, carpet

**Bathroom**  
Panelled bath with shower and screen, pedestal wash hand basin with mixer taps, low level wc, radiator, tiled walls

**Terrace 8' 5" x 8' 4" (2.56m x 2.54m)**  
Direct access to first floor terrace, with steps down to own garden

**Garden 44' 8" x 8' 2" (13.60m x 2.49m)**  
Laid to lawn





Approximate Area = 768 sq ft / 71.3 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1420558

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:

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