

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Blanmerle Road

SE9 2DX





**Welcome to Blanmerle Road, a delightful three bedroom bungalow situated in the highly sought-after area of New Eltham.**

*This inviting property boasts ample living space throughout, and offers three generously sized double bedrooms, one taking up the entirety of the first floor, large open through reception/dining room, kitchen and modern bathroom suite. Leading out from the extended conservatory, you'll find a well-maintained rear garden, the perfect space for entertaining or enjoying a quiet moment after a long day, complete with a large outside shed for further storage space or the endless possibilities of turning into a work from home space, summer house and more!*

*In terms of location, Blanmerle Road is considered one of the most sought-after roads in New Eltham, being within walking distance to New Eltham village shops, eateries and amenities. New Eltham railway station is within a stones throw, as well as excellent bus links keeping you connected with Eltham, Sidcup, Chislehurst and surrounding areas.*

*The property also has the added benefit of off-street parking to the front, giving new owners peace of mind they will always have a space for any vehicles. Highly regarded schools and nurseries, as well as a local library, are virtually on your doorstep, making the property ideal for growing families!*





Key Features:

- ❑ Three Double Bedrooms
- ❑ Finished To A High Standard Throughout
- ❑ Extended Conservatory & Loft Conversion
- ❑ Charming Garden To Rear
- ❑ Walking Distance To New Eltham Railway Station
- ❑ Excellent Bus Links Keeping You Connected With Sidcup, Eltham & Chislehurst
- ❑ New Eltham Village Shops & Amenities On Your Doorstep
- ❑ Ideal First Time Purchase Or Family Home
- ❑ Council Tax Band D - Royal Borough Of Greenwich





Blanmerle Road, SE9

Approximate Gross Internal Area = 1081 sq ft / 100.4 sqm

**EPC:** D

**COUNCIL TAX BAND:** D

**TENURE:** Freehold



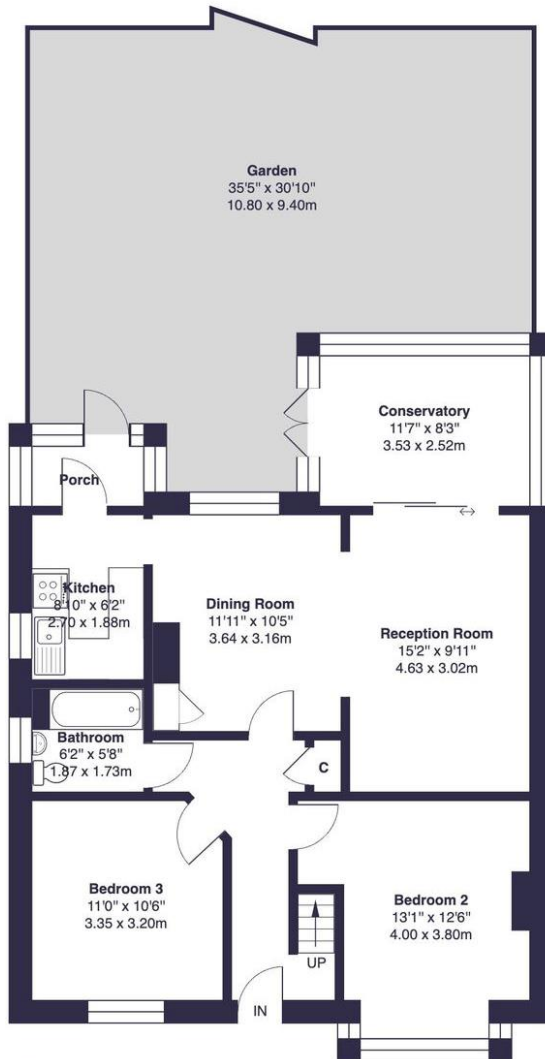
For more information on this property or to arrange a viewing please call the office on

0208 859 8590

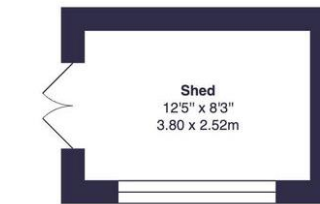
Alternatively, you can scan below to view all of the details of the property online.



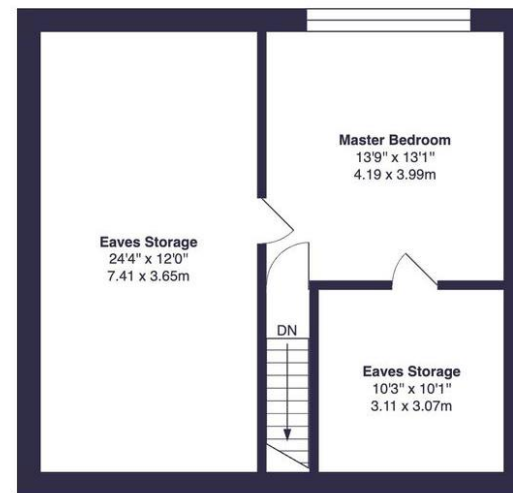
352 Footscray Road  
New Eltham  
London  
SE9 2EB



Ground Floor



Out Building



First Floor