



Guide Price £700,000

Merchland Road, New Eltham, SE9 2BH

Chattertons

EST 1893



# 4 bedroom period house

This is a stunning period house with bare brick exterior giving instant kerb appeal. Approached by a geometric tiled foot path the house is presented in immaculate condition throughout and the accommodation is generously laid out on 3 levels. The ground floor includes 2 receptions (the lounge has a log burner) and spacious kitchen diner, the first floor features a very spacious bathroom with free standing bath and separate shower cubicle and 2 double bedrooms with a further 2 double bedrooms on the top floor and so absolutely ideal for a family. The finish of the house is high quality and the house is ready to move into. The rear garden is lovely and is south facing and has useful side access. Located in a lovely cul de sac with local shops close by along with New Eltham mainline station which is around 7 minutes away on foot. Also close by is the vast open space of Avery Hill Park. A really classy house with lots of modern space.



**Stunning period house**  
**3 levels**  
**4 double bedrooms**  
**Lounge with log burner**  
**Dining room**

**Entrance Hall**

Antico flooring, under stairs storage cupboard

**Lounge 14' 6" x 13' 8" (4.42m x 4.16m)**

Double glazed bay window with shutters, window seat with storage below, log burning stove with solid wood mantel, column radiator, antico flooring

**Dining Room 11' 0" x 8' 7" (3.35m x 2.61m)**

Double glazed sash window, radiator, carpet

**Kitchen Diner 20' 5" x 8' 11" (6.22m x 2.72m)**

Double glazed french doors to the garden with rising ceiling, 2 double glazed sash windows, fitted wall and base units with granite work surface, 1.5 bowl and mixer taps, integrated dish washer, integrated fridge freezer, built in oven and hob with extractor hood, tiled floor

**Stairs to the first floor**

Carpet, column radiator, split landing

**Kitchen diner with high ceiling**  
**Spacious bathroom with free standing bath**  
**Immaculate condition**  
**7 minutes to New Eltham mainline station**  
**South facing garden**

**Bathroom 10' 4" x 8' 10" (3.15m x 2.69m)**

Frosted double glazed sash window, free standing bath with claw feet and mixer taps and matching shower attachment, separate walk in shower cubicle, low level wc, wash hand basin with vanity below, cupboard housing combi boiler

**Bedroom 1 14' 8" x 10' 11" (4.47m x 3.32m)**

2 double glazed windows with shutters, column radiator, stripped floorboards

**Bedroom 2 11' 0" x 8' 6" (3.35m x 2.59m)**

Double glazed window with shutters, column radiator, carpet

**Stairs to the top floor**

Access to the loft, double glazed window, carpet

**Bedroom 3 14' 7" x 10' 11" (4.44m x 3.32m)**

Double glazed window, radiator, carpet

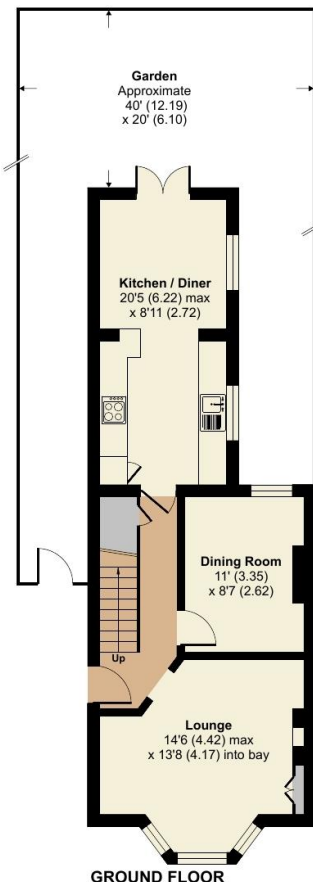
**Bedroom 4 11' 2" x 8' 7" (3.40m x 2.61m)**

Double glazed window, stripped flooring, radiator

**Rear Garden 40' 0" x 20' 0" (12.18m x 6.09m)**

Patio, lawned area, side access





Denotes restricted head height

## Merchland Road, London, SE9

Approximate Area = 1249 sq ft / 116 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Total = 1284 sq ft / 119.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1075659

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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