



£650,000 Guide Price

Merchland Road, New Eltham, SE9 2BQ

Chattertons

EST 1893

## Stunning semi detached property

This one is a real stunner. Located at the end of cul de sac and within a 7 minute walk of New Eltham mainline station. The property has been extended and the accommodation includes 3 double bedrooms, lounge with media wall and bi folding doors, modern kitchen diner with integrated appliances and 2 bathrooms. The welcoming entrance hall is spacious and features generous storage and the whole property is immaculate with clean lines and a contemporary finish. The rear garden is nice and wide and has a summer house and side access and the front driveway provides off road parking. This property could be perfect for a family but equally for someone looking to downsize. Bright, spacious and ready to move straight into.



**A real stunner**  
**Extended semi detached property**  
**3 double bedrooms**  
**Lounge with media wall**  
**Modern kitchen diner with integrated appliances**

#### **Entrance Hall**

Cloaks cupboard, large under stairs storage cupboards, modern flooring, radiator, led down lights

#### **Lounge 14' 2" x 10' 11" (4.31m x 3.32m)**

Bi fold doors to the outside, modern flooring, modern media wall with led lighting and electric fireplace with real flame affect and heat, vertical radiator

#### **Kitchen Diner 16' 4" x 10' 5" (4.97m x 3.17m)**

Double glazed window to the side, bi folding doors to the outside, feature wall with panelled wall design, fully fitted wall and base units with quartz work surface, stainless steel inset sink with 1.5 bowl and mixer taps, integrated dish washer, 2 neff ovens one is hide and slide, induction hob, glass splashback, modern flooring

#### **Bedroom 2 13' 0" x 11' 0" (3.96m x 3.35m)**

Double glazed window, radiator

#### **Bedroom 3 11' 5" x 10' 8" (3.48m x 3.25m)**

Double glazed window, radiator, carpet

#### **Bathroom**

Frosted double glazed window with shutters, panelled bath with shower above, wash hand basin with vanity below, low level wc, chrome heated towel rail, tiled walls and floor, medicine cupboard

**2 bathrooms**  
**Spacious entrance hall**  
**High ceilings**  
**Cul de sac location**  
**7 minute walk to New Eltham mainline station**

#### **Stairs to the first floor**

Skylight window, carpet

#### **Bedroom 1 20' 3" x 19' 10" (6.17m x 6.04m)**

Juliet balcony, 2 double glazed windows to the rear, skylight window to the front, 2 eaves storage cupboards, radiator, carpet

#### **En Suite**

Skylight window, walk in shower fully tiled, wall hung wash hand basin with mixer taps, low level wc, porcelain tiled floor, chrome heated towel rail

#### **Rear Garden 66' 0" x 33' 0" (20.10m x 10.05m)**

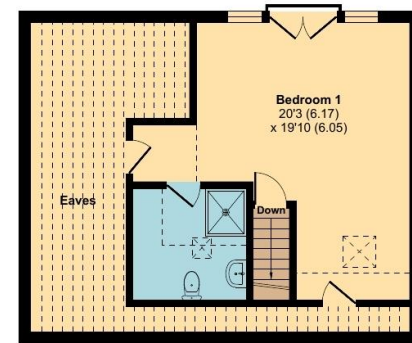
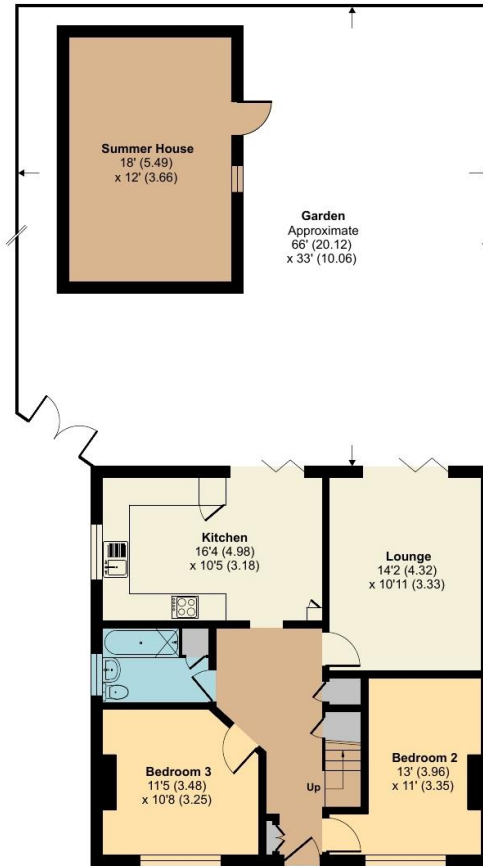
Patio area and laid to lawn, summer house, side access

#### **Summer House 18' 0" x 12' 0" (5.48m x 3.65m)**

#### **Front Driveway**

Providing off road parking





## Merchland Road, London, SE9

Approximate Area = 1069 sq ft / 99.3 sq m  
 Limited Use Area(s) = 332 sq ft / 30.8 sq m  
 Garage = 216 sq ft / 20 sq m  
 Total = 1617 sq ft / 150.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrschem.com 2024. Produced for Chattertons Estate Agents Ltd. REF: 1147456

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