



£400,000

Blanmerle Road, New Eltham, SE9 2EA

Chattertons

EST 1893



## 2 bed EOT period house

Situated moments from New Eltham mainline station is this end of terraced period house which is in need of updating but has been priced to clearly reflect this and offered to the market chain free. The accommodation includes 2 receptions and 2 double bedrooms, with an upstairs bathroom and lovely bright kitchen. The house would be a perfect first home as it is fine to move into, the changes needed are more to do with the aesthetics of the property, with the right touches the property could be returned to its original glory. To the rear is a garden. If you need to commute to the city the location could not be more perfect and on the doorstep is a lovely little community.



**End of terraced house**  
**Period property**  
**Needs updating**  
**Fair price to reflect work needed**  
**2 double bedrooms**

**Entrance Hall**

Carpet

**Lounge 12' 6" x 11' 1" (3.81m x 3.38m)**

Double glazed bay window, 2 double radiators, carpet

**Dining Room 14' 5" x 13' 9" (4.39m x 4.19m)**

Double radiator, carpet

**Kitchen 14' 5" x 7' 10" (4.39m x 2.39m)**

Double glazed window to the rear, skylight window, door to the garden, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, plumbing for dishwasher, cooker point, cupboard housing combi boiler

**2 receptions**  
**Rear garden**  
**Moments from New Eltham mainline station**  
**Chain free**  
**Bright kitchen**

**Stairs to the first floor**

Carpet, access to loft, double glazed window to the side

**Bedroom 1 14' 6" x 10' 2" (4.42m x 3.10m)**

3 double glazed windows, double radiator, built in wardrobes

**Bedroom 2 11' 4" x 11' 0" (3.45m x 3.35m)**

Double glazed window, radiator, carpet

**Bathroom**

Frosted double glazed window, panelled bath with mixer taps and shower attachment, wash hand basin with mixer taps and vanity below, low level wc, tiled wall, vinyl floor covering, chrome heated towel rail

**Rear Garden 39' 0" x 15' 0" (11.88m x 4.57m)**

Mainly paved with flower borders and lovely plants

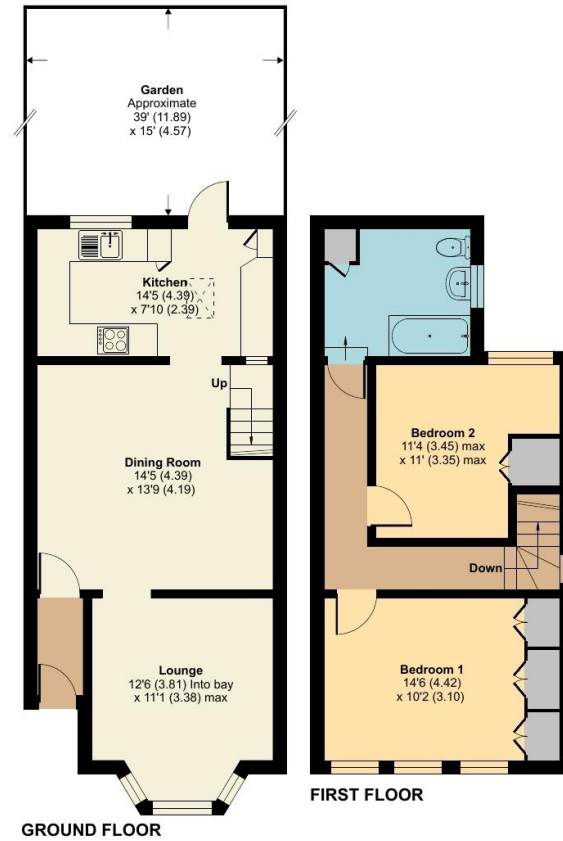




# Blanmerle Road, London, SE9

Approximate Area = 903 sq ft / 83.8 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). © nrschem 2024. Produced for Chattertons Estate Agents Ltd. REF: 1187585

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