



Offers inxs of £675,000

Merchland Road, New Eltham, SE9 2BH

**Chattertons**

EST 1893



Located in a cul de sac road, with a 7 minute walk to New Eltham mainline station and a great little selection of shops and services very close at hand. This is an attractive period town house with double glazed sash windows to the front. The accommodation includes 2 receptions, modern kitchen, conservatory, 5 bedrooms, 2 bathrooms and ground floor cloakroom, making it perfect for families. The property is presented in very good condition complimented by some lovely fireplaces. The general area is so popular due to the great zone 4 train station and popular local schools.



**Period town house**  
**Double glazed sash windows to the front**  
**Attractive fireplaces**  
**5 bedrooms**  
**2 bathrooms**

**Entrance hall**  
Wood flooring, radiator

**Lounge 13' 2" x 12' 2" (4.01m x 3.71m)**  
Double glazed bay sash window, beautiful fireplace, radiator, oak flooring

**Dining room 11' 6" x 10' 2" (3.50m x 3.10m)**  
Double glazed sash window, beautiful fireplace, radiator, oak flooring

**Ground floor cloakroom**  
Frosted double glazed window, low level; wc, wash hand basin with mixer taps, tiled walls and floor

**Kitchen 15' 1" x 11' 2" (4.59m x 3.40m)**  
Double glazed window, fitted wall and base units with work surface, sink with 1.5 bowl and mixer taps, space for rangemaster, extractor hood, plumbing for washing machine and dishwasher, tiled walls and floor

**Conservatory 12' 10" x 7' 10" (3.91m x 2.39m)**  
Double glazed doors to the garden, radiator, tiled floor

**Stairs to the first floor**  
Carpet

**Ground floor cloakroom**  
**Conservatory**  
**Cul de sac location**  
**7 minute walk to New Eltham mainline station**  
**Popular schools close at hand**

**Bedroom 1 13' 9" x 10' 6" (4.19m x 3.20m)**  
Double glazed window, radiator, carpet

**Shower room**  
Frosted double glazed window, shower cubicle, low level wc, pedestal wash hand basin with mixer taps, heated towel rail

**Split landing**  
Carpet

**Bedroom 2 10' 10" x 10' 6" (3.30m x 3.20m)**  
Double glazed window, radiator, laminate flooring

**Bedroom 3 10' 10" x 9' 6" (3.30m x 2.89m)**  
2 double glazed sash windows, radiator, carpet

**Bathroom**  
Double glazed sash window with self adhesive opaque window film attached to lower panes for privacy, panelled bath with mixer taps and shower attachment with screen, low level wc, wall hung wash hand basin with mixer taps, chrome heated towel rail tiled floor

**Stairs to the top floor**  
Double glazed window, radiator, carpet

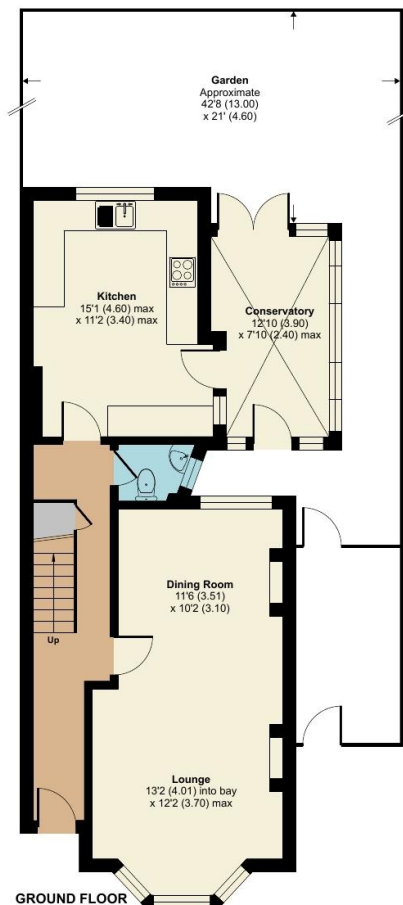
**Bedroom 4 16' 1" x 11' 2" (4.90m x 3.40m)**  
Double glazed window sash window, double radiator, laminate flooring

**Bedroom 5 10' 10" x 10' 6" (3.30m x 3.20m)**  
Double glazed window sash window, double radiator, carpet

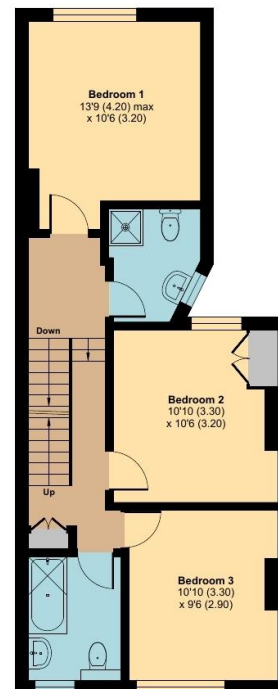
**Rear garden 42' 8" x 21' 0" (12.99m x 6.40m)**  
Laid to lawn with patio area



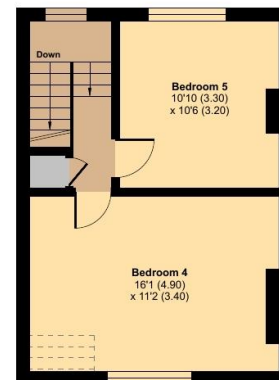




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Merchland Road, London, SE9

Approximate Area = 1581 sq ft / 146.8 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 1591 sq ft / 147.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1359991

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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