



## 69 Blanmerle Road, New Eltham, London, SE9 2DX

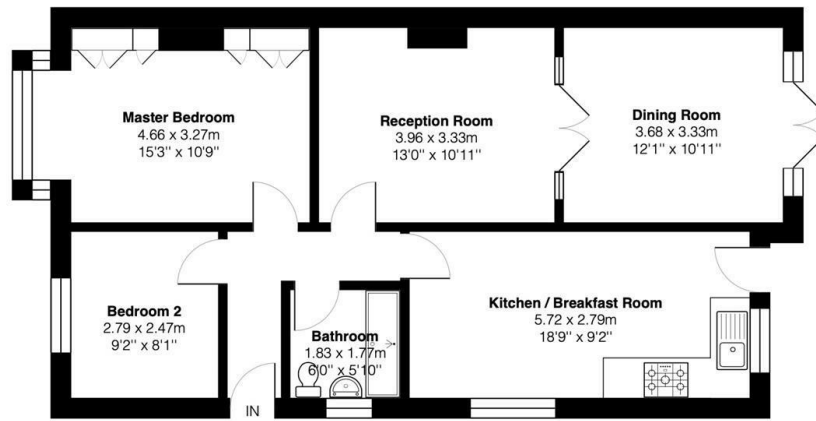
£499,995

- Well Presented
- Lounge
- Modern Shower Room
- Close to Station
- Semi Detached Bungalow
- Dining Room
- Rear Garden
- Two Bedrooms
- 18'9 Modern Fitted Kitchen/Breakfast Room
- Close to Village

Blanmerle Road SE9



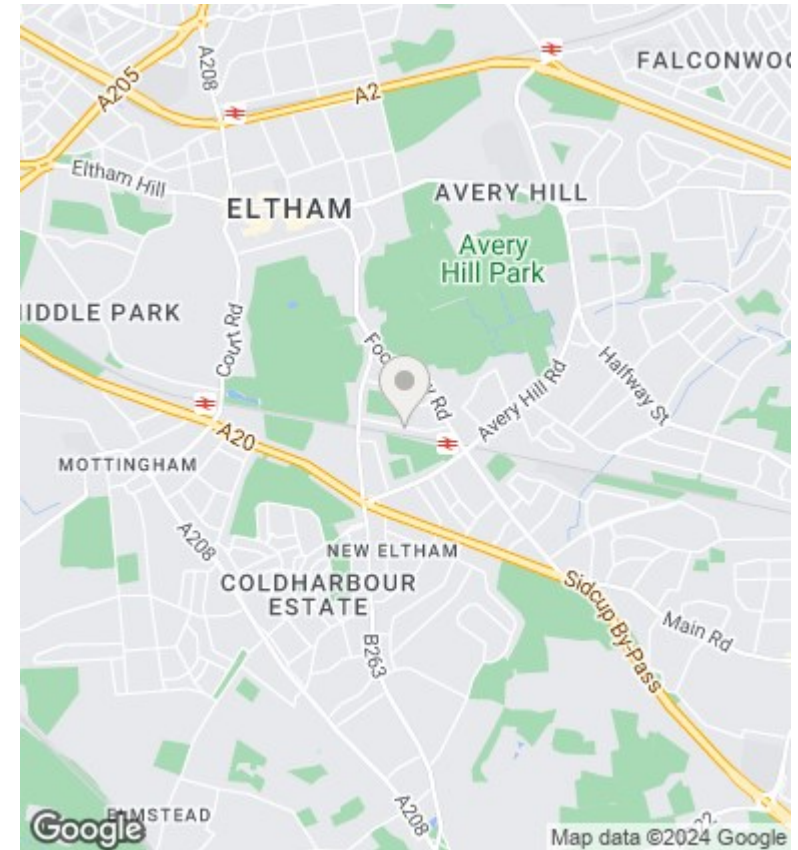
Total Area: 74.0 m<sup>2</sup>... 796 ft<sup>2</sup>



Ground Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.



## Directions

## Viewings

Viewings by arrangement only. Call 0208 859 1100 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	