



Price band £475,000 to £495,000

Blanmerle Road, New Eltham, SE9 2EA

Chattertons

EST 1893

This is an extremely attractive period house with stunning bare brick exterior and within 5 minutes walk to New Eltham mainline station which offers fast zone 4 access into London and The city. The accommodation includes a large lounge with bay window and seating along with a log burning fireplace, open plan to dining room, 2 double bedrooms, fitted kitchen and large upstairs bathroom. The house has double glazing throughout with sash style to the front and also has gas central heating, complimented by light neutral decor throughout. To the rear is a garden with large shed. Perfect first time buy.



Extremely attractive period house
Stunning bare brick exterior
Double glazing
Sash style to the front
2 double bedrooms

Entrance hall

Lounge 12' 4" x 11' 7" (3.76m x 3.53m)

Double glazed bay sash window, shutters, window seat, log burner with fireplace surround, laminate flooring

Dining room 14' 3" x 12' 4" (4.34m x 3.76m)

Double glazed window, laminate flooring, radiator

Kitchen 9' 1" x 7' 10" (2.77m x 2.39m)

Double glazed window and door to the garden, fitted wall and base units with laminated work surface, stainless steel single drainer with mixer taps, plumbing for washing machine, plumbing for dishwasher, integrated oven and gas hob

Stairs to the first floor

Access to loft, storage cupboard, radiator

Modern upstairs bathroom
Log burning fireplace
Lounge window seat
Less than 5 minutes to New Eltham station
Perfect first time buy

Bedroom 1 14' 5" x 14' 2" (4.39m x 4.31m)

Double glazed bay sash window, double glazed sash window, built in wardrobes, double radiator, carpet

Bedroom 2 12' 6" x 7' 11" (3.81m x 2.41m)

Double glazed window, radiator, carpet

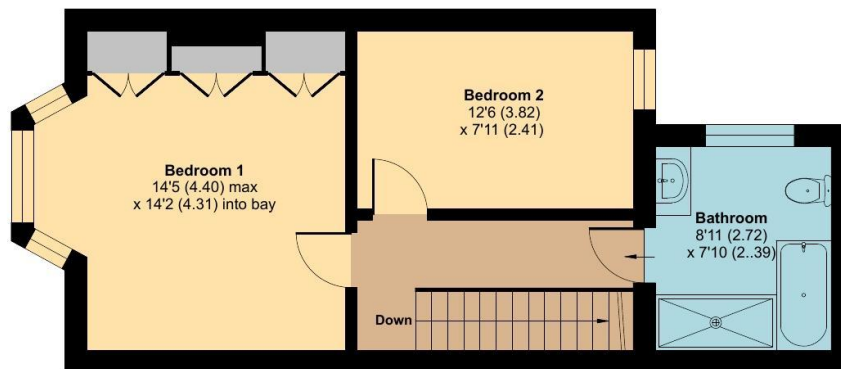
Bathroom 8' 11" x 7' 10" (2.72m x 2.39m)

Frosted double glazed window, sunken bath with mixer taps, large walk in shower, wash hand basin with mixer taps, tiled walls and floor, spotlights, extractor fan

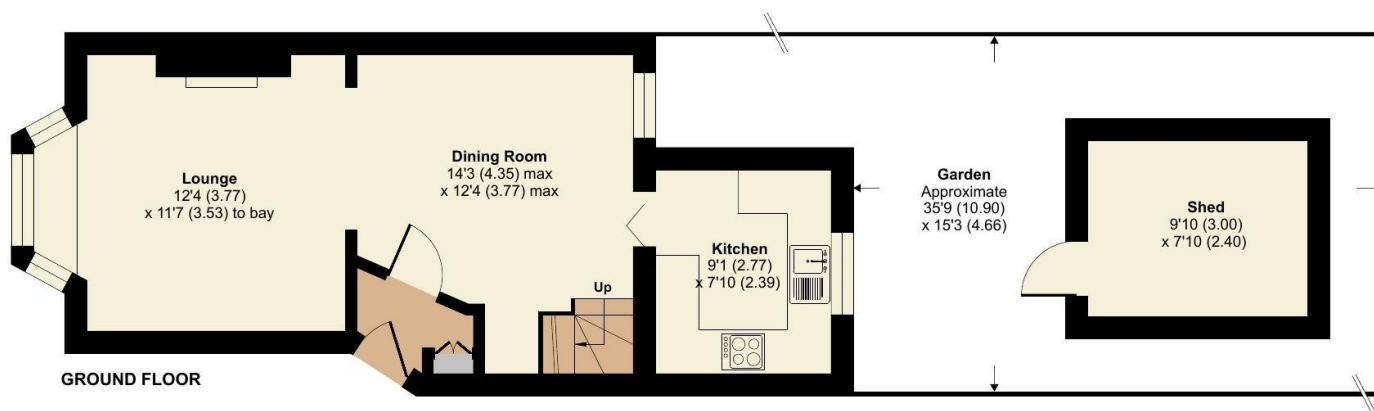
Rear garden 35' 9" x 15' 3" (10.89m x 4.64m)

Patio, timber shed





FIRST FLOOR



GROUND FLOOR

Blanmerle Road, London, SE9

Approximate Area = 862 sq ft / 80 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 940 sq ft / 87.3 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 2026. Produced for Chattertons Estate Agents Ltd. REF: 1510057

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