



£550,000

Merchland Road, New Eltham, SE9 2BQ

Chattertons

EST 1893

Located in a lovely cul de sac location and close to great local shops and less than 10 minutes walk to New Eltham town centre including the zone 4 mainline station. This is a spacious semi detached bungalow with high ceilings. The accommodation includes 2 receptions, 2 double bedrooms and modern kitchen and bathroom, the whole property was refurbished in the last few years and is ready for the next person to move in, un pack and start living. The property is perfect for someone looking to retire being all on one level but is also perfect for extension into the loft to create a huge extra bedroom and en suite, although this would be subject to planning the precedent has already been set by the property next door which was sold in the last few years, we can supply all information on this. Offered to the market chain free this property has that all important great feeling.



Popular cul de sac location
Semi detached bungalow
2 double bedrooms
2 receptions
Close to New Eltham Village and Mainline Station

Entrance porch

Entrance hall

Spacious hallway, radiator, access to loft, laminate flooring

Lounge 14' 3" x 10' 11" (4.34m x 3.32m)

Double glazed sliding patio doors to garden, double radiator, carpet

Dining room 10' 6" x 9' 11" (3.20m x 3.02m)

Double glazed window, radiator, laminate flooring

Kitchen 14' 10" x 5' 9" (4.52m x 1.75m)

Double glazed window, double glazed door to the garden, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, integrated oven and gas hob with extractor hood, tiled walls, eye level integrated microwave, cupboard housing boiler, integrated dish washer

Modern throughout and high ceilings
Chain Free
Local shops and bus routes at the end of the road
Great potential for extension (stpp)
Move in, unpack and start living

Bedroom 1 13' 1" x 11' 11" (3.98m x 3.63m)

Double glazed window to the front, radiator, carpet

Bedroom 2 11' 6" x 10' 9" (3.50m x 3.27m)

Double glazed window, radiator, carpet

Bathroom

Frosted double glazed window, panelled bath with mixer taps and shower above, wash hand basin with mixer taps, low level wc, tiled walls and floor

Rear garden 52' 6" x 32' 10" (15.99m x 10.00m)

Side access, cupboard housing boiler, wide garden laid to lawn with patio area, outside tap, timber built shed

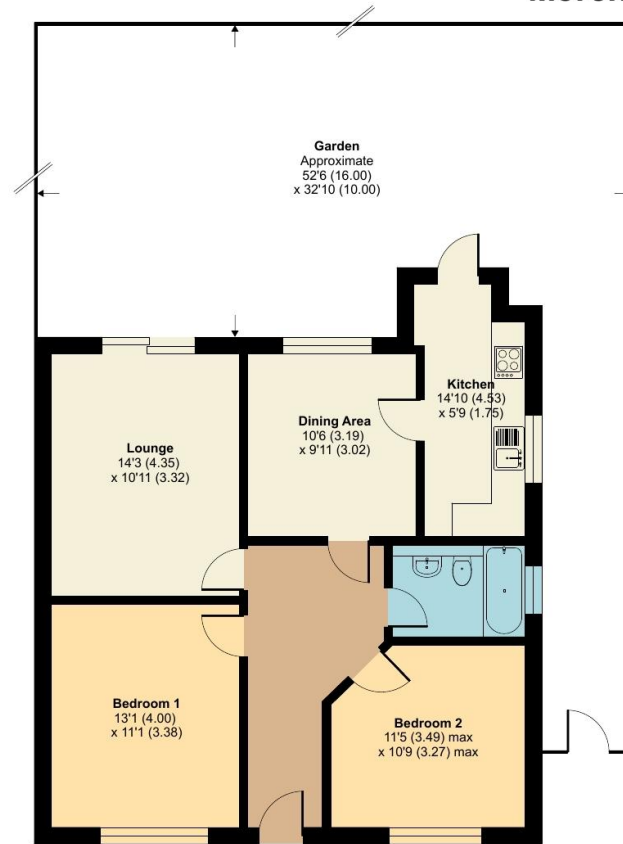




Merchland Road, London, SE9

Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



GROUND FLOOR

 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: 1436147

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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