Chattertons

Est 1893

£499,995

Merchland Road, New Eltham, SE9 2BQ



- Popular cul de sac
- Semi detached bungalow
- Chain Free
- Needs updating and TLC
- Close to New Eltham village
- Bus Routes and shops at the end of the road
- Lovely garden
- 2 double bedrooms
- 2 receptions
- Great potential to extend (STPP)







Located in a CUL DE SAC road less than 5 MINUTES to NEW ELTHAM MAINLINE STATION and VILLAGE together with local shops at the end of the road.

The property needs updating and redecoration but offers MASSIVE POTENTIAL for a LOFT EXTENSION (subject to planning permission, this has recently been carried out on the adjacent property) and with plenty of room for a rear extension.

The accommodation is generous with 2 DOUBLE BEDROOMS and HIGH CEILINGS and the GARDEN is lovely.

This is real GEM of a property and is offered to the market CHAIN FREE.



Entrance Porch

Entrance Hall
Spacious hallway, radiator, carpet, coving, access to loft

Bedroom 1 13' 0" x 10' 11" (3.96m x 3.32m)
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

Lounge 14' 3" x 10' 11" (4.34m x 3.32m)
Double glazed sliding patio doors to garden, double radiator, carpet

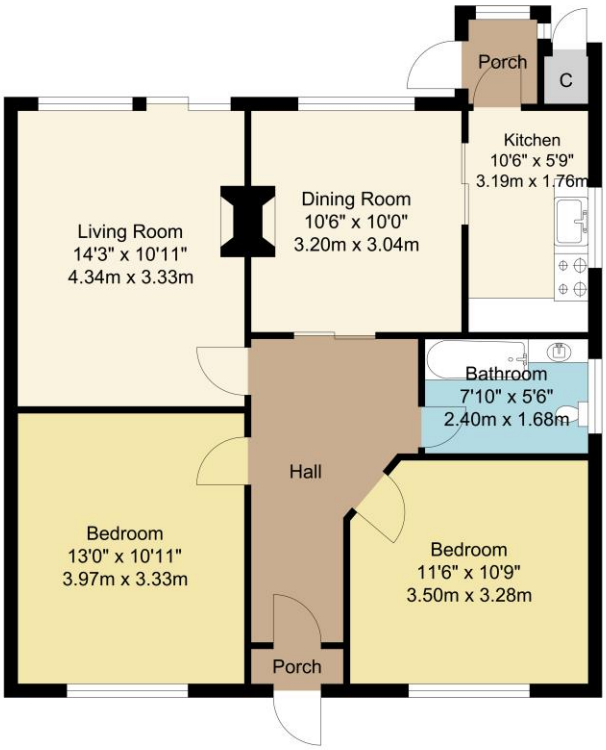
Dining Room 10' 6" x 10' 0" (3.20m x 3.05m)
Double glazed window, radiator, carpet

Kitchen 10' 6" x 5' 9" (3.20m x 1.75m)
Double glazed window, door to lean to, wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, built in oven and hob, tiled walls and floor

Small Lean to
Vinyl floor covering and door to garden

Bathroom 7' 10" x 5' 6" (2.39m x 1.68m)
Frosted double glazed window, low level wc, wash hand basin set in vanity unit, panelled bath with mixer taps, tiled walls, cork tiled floor, radiator

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



Approximate Floor Area
779.63 SQ.FT.
(72.43 SQ.M.)

TOTAL APPROX FLOOR AREA 779.63 SQ.FT. (72.43 SQ. M.)

For Identification Purposes Only.

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New Eltham
020 8859 4000

405 Footscray Road, New Eltham, SE9 3UL

sales.neweltham@chattertons.org.uk

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