



145 Blanmerle Road, London, SE9 2DY

£495,000

- Two Double Bedrooms
- Off Street Parking
- Good Size Rear Garden
- Semi Detached Bungalow
- Great Location
- EPC Rating TBC

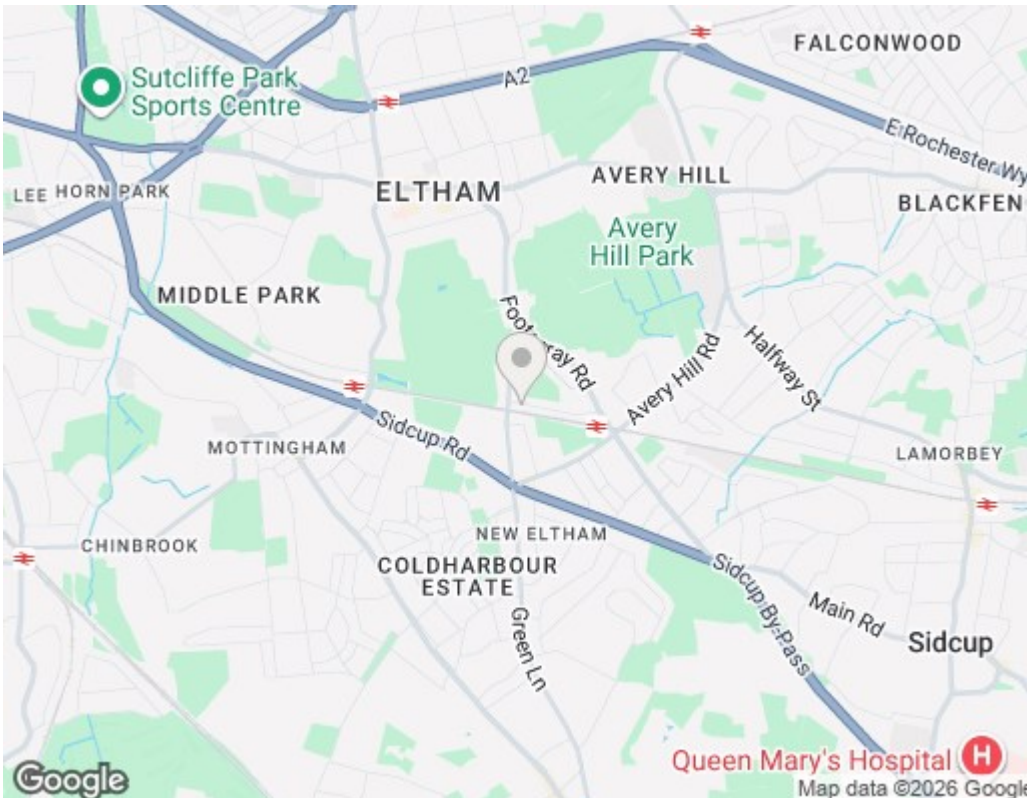
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Set within the increasingly popular New Eltham Village is this larger than average two bedroom semi detached bungalow. Presented in good order throughout some of the dimensions include a 14'3 reception room, a 16'4 kitchen/diner, two double bedrooms plus a modern shower room. There is a 60ft secluded garden to the rear and plenty of off street parking to the front. New Eltham Village with its many shops, bars and restaurants is close by as is the train station. A great opportunity to acquire this property with no onward chain.



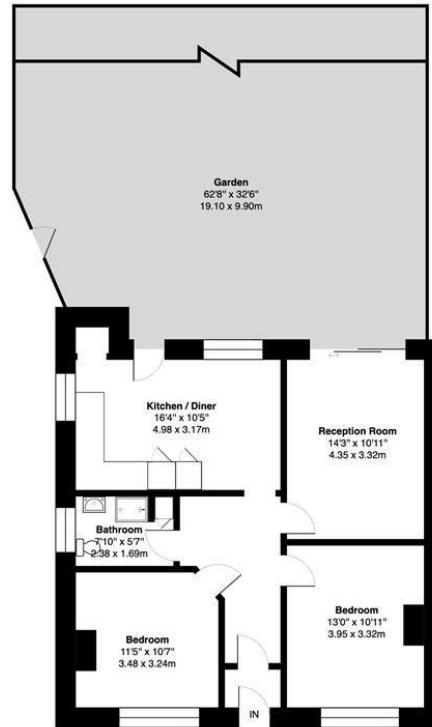
Council Tax Band: D





Blanmerle Road, SE9

Approximate Gross Internal Area = 779 sq ft / 72.4 sq m



IrwinScott

Ground Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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. No liability is accepted for any errors.
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Viewings

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

EPC Rating:

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