

COCKBURN
ESTATE AND LETTINGS AGENTS

Montbelle Road

SE9 3PE



***** CHAIN FREE *****

Offered in turn-key condition and ready for its new owners to put their own mark on, Cockburn present this well-proportioned three bedroom home on the ever popular Montbelle Road.



*Benefitting from **no onward chain** and boasting over 1276 sq ft of space (1387 if including the garage), this property offers an abundance of space throughout and would be ideal for growing families.*

Bright and airy throughout, the property comprises reception room, dining room, extended kitchen/breakfast room, downstairs w/c, modern bathroom and three generously sized bedrooms. Not to mention the spacious loft space, which is currently used for storage but could easily be extended to create even further space (STPP). To the rear is a generous 73' garden basked in sunlight, the perfect space for outdoor activities and enjoying company on warm summer months, with off street parking to the front completing the property.

In terms of location, Montbelle Road is ideally situated for a whole host of local amenities in nearby New Eltham Village, including shops, eateries, a local butchers and library. New Eltham mainline station is within easy reach, with regular trains into the city, perfect for those needing to commute. Excellent bus links keep you connected with the local area, whilst also being within the catchment for some of the boroughs highly regarded schools and nurseries.

This property really would be the ideal family home, contact us today to arrange your viewing!

Key Features:

- ❑ Chain Free Sale
- ❑ Spacious Three Bedroom Home
- ❑ Two Reception Rooms
- ❑ Generous 73' Rear Garden
- ❑ Private Driveway With Separate Garage
- ❑ Perfect For Growing Families
- ❑ Within Easy Reach Of Local Amenities Including Shops, Eateries & Leisure Facilities
- ❑ 1.2 Miles To New Eltham Railway Station
- ❑ Catchment Area For Superb Local Schools
- ❑ EPC Rating D - Potential B
- ❑ Council Tax Band E - Royal Borough Of Greenwich



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Approximate Gross Internal Area = 1276 sq ft / 118.6 sq m

Garage Area = 110 sq ft / 10.2 sq m

Approximate Total Area = 1387 sq ft / 128.8 sq m

EPC: D

COUNCIL TAX BAND: E

TENURE: Freehold

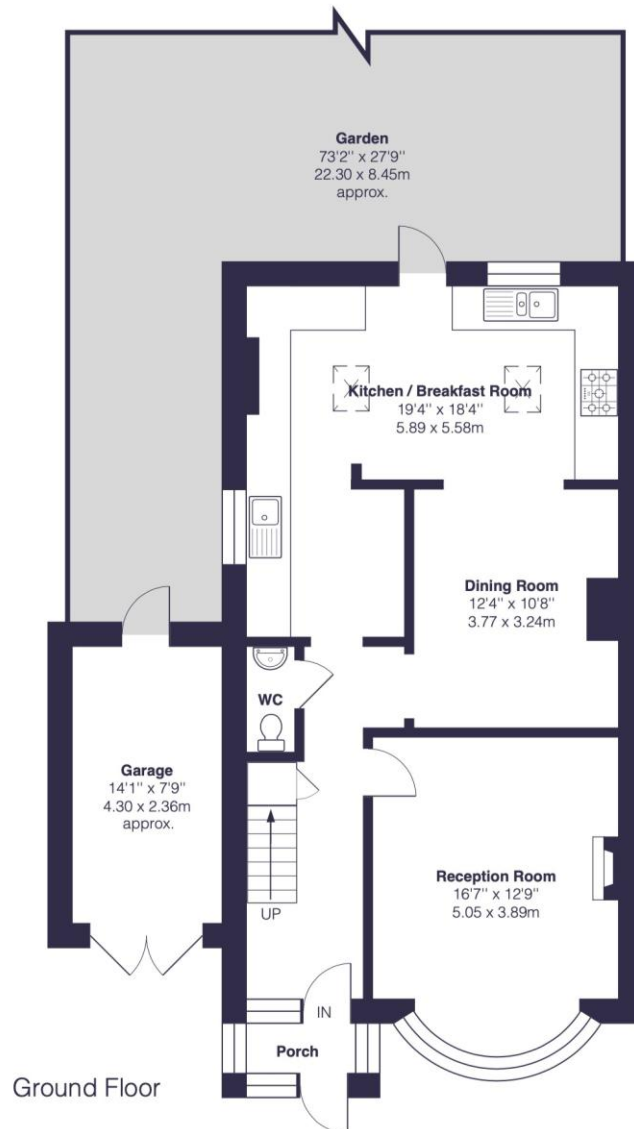
For more information on this property or to arrange a viewing please call the office on

0208 859 8590

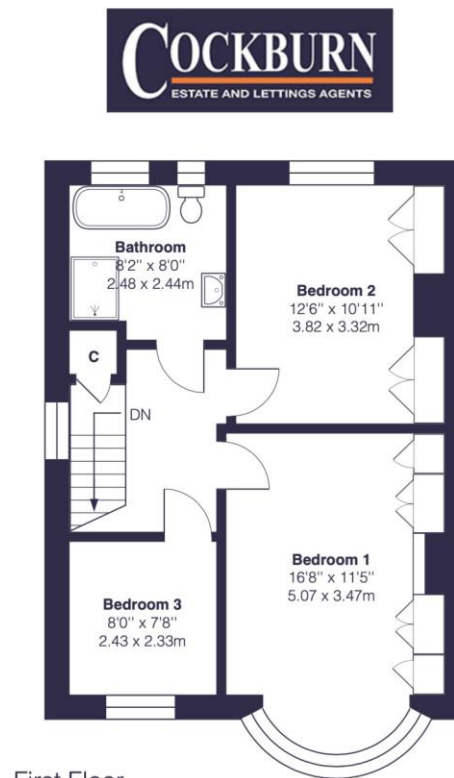
Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road
New Eltham
London
SE9 2EB



Ground Floor



First 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.

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