

COCKBURN
ESTATE AND LETTINGS AGENTS

Montbelle Road

SE9 3NY

FOR SALE
COCKBURN
020 8859 8590

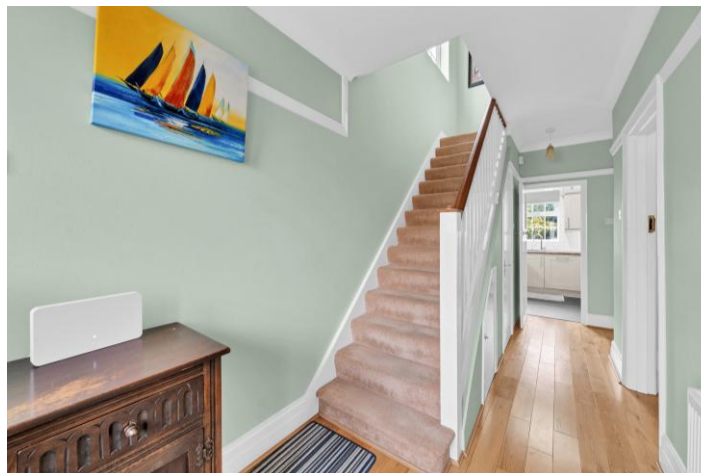


**Perfect for growing families,
Cockburn present this well-
proportioned three bedroom home
on the ever popular Montbelle
Road.**

Benefitting from over 1093 sq ft, this property offers an abundance of space throughout. Bright and airy throughout, the property comprises reception room, dining room, modern fitted kitchen, downstairs shower room, family bathroom and three generously sized bedrooms. To the rear is a generous 67' garden basked in sunlight, the perfect space for outdoor activities and enjoying company on warm summer months, with off street parking and a garage to the front completing the property. The possibility to extend is an exciting prospect, with potential to extend to both the side and rear (STPP).

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:

- ❑ Spacious Three Bed Home
- ❑ Two Reception Rooms
- ❑ Off Street Parking & Garage
- ❑ Potential For Extension STPP
- ❑ Expansive 67' Garden To Rear
- ❑ Within Easy Reach Of Local Amenities Including Shops, Eateries & Leisure Facilities
- ❑ 0.9 Miles To New Eltham Railway Station
- ❑ Catchment Area For Highly Regarded Schools & Nurseries
- ❑ Ideal For Growing Families
- ❑ Council Tax Band E - Royal Borough Of Greenwich





Montbelle Road, SE9

Approximate Gross Internal Area = 1093 sq ft / 101.5 sq m

EPC: E

COUNCIL TAX BAND: D

TENURE: Freehold

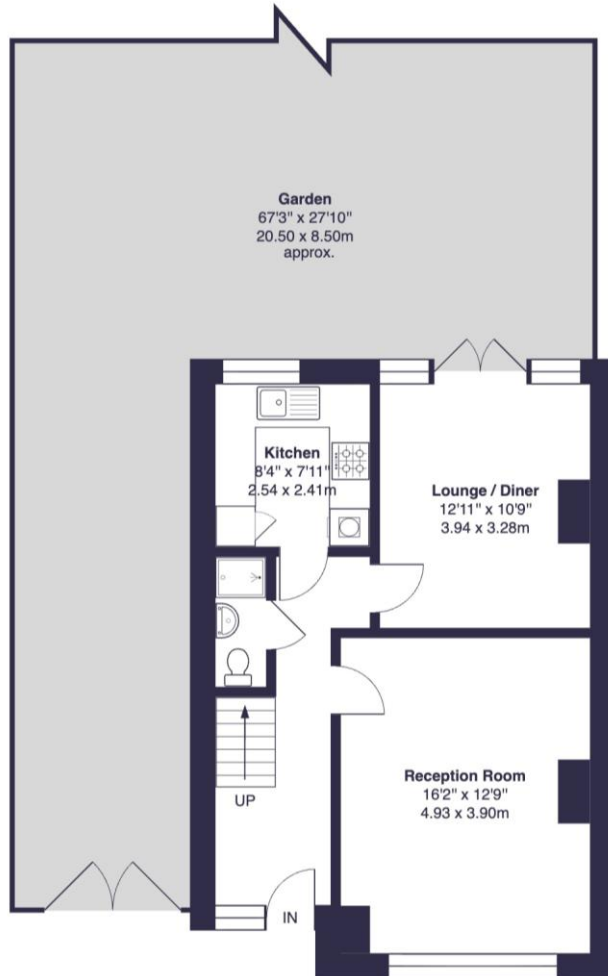
For more information on this property or to arrange a viewing please call the office on

0208 859 8590

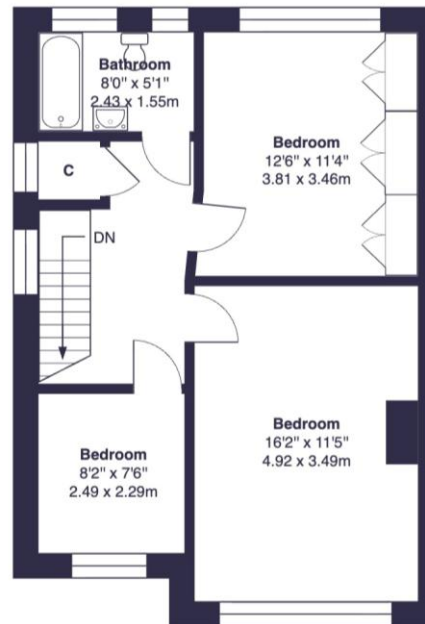
Alternatively, you can scan below to view all of the details of the property online.



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. No liability is accepted for any errors.
By Prime Square Photography / Copyright 2025