



Price Band £800,000 to £825,000

Holland Gardens, New Eltham, SE9 2AY

**Chattertons**

EST 1893

# Stunning modern home

Price Band 800,000 to 825,000. This is a stunning town house presented to the market in nearly new show home condition and part of a lovely quiet development. The property has a real feeling of space offering a staggering 4 double bedrooms, 3 bathrooms (2 of which are en suite), large lounge with Juliet balcony, spacious kitchen diner and generous integral garage with private driveway. The owners have added improvements to the already stunning house including the addition of shutters to compliment the high quality double glazing and landscaping the garden. The property is absolutely immaculate the 3 bathrooms are all beautifully tiled and the kitchen diner has integrated appliances and finished in quartz. The energy rating is B helped by the excellent insulation, solar panels and 2 zoned central heating. The development is located around 10 minutes walk to New Eltham mainline station. The property is offered to the market virtually chain free.



## Stunning modern home

### 4 double bedrooms

3 high end bathrooms (2 of which are en suite)

Large lounge with Juliet balcony

Spacious modern kitchen diner

### Entrance Hall

Really spacious, double glazed window to the side with shutters, large storage cupboard, door to integral garage

### Kitchen Diner 20' 2" x 17' 1" (6.14m x 5.20m)

Fully fitted wall and base units with quartz work surface, inset sink with mixer taps, 5 ring gas hob with extractor hood, integrated fridge freezer, double oven, integrated dish washer, cupboard housing combi boiler, double glazed windows with shutters, double glazed french doors to the garden with shutters

### Ground Floor Cloakroom

Frosted double glazed window, low level wc, wash hand basin

### Stairs to the first floor

Spacious landing, carpet

### Lounge 20' 4" x 11' 9" (6.19m x 3.58m)

Double doors into the lounge, double glazed juliet balcony with shutters, radiator, carpet

### Bedroom 3 18' 7" x 10' 6" (5.66m x 3.20m)

Double glazed window, radiator, carpet

### En Suite

Double walk in shower, beautifully tiled, pedestal wash hand basin with mixer taps, close coupled low level wc, chrome heated towel rail, laminate flooring

## Landscaped garden

### EPC B rating

Integral garage with private driveway for 2 cars

Show home condition

Virtually chain free

### Bedroom 4 12' 5" x 9' 7" (3.78m x 2.92m)

Double glazed window, radiator, carpet built in wardrobe housing mega flow tank

### Bathroom

Panelled bath with mixer taps and shower attachment and shower unit above, wash hand basin with mixer taps, low level wc, tiled walls, large mirror, vinyl floor covering

### Stairs to the top floor

Double glazed window to the side with shutters, carpet

### Bedroom 1 16' 1" x 15' 7" (4.90m x 4.75m)

Double glazed window with shutters, integrated wardrobes, radiator, carpet

### En Suite

Walk in double shower, wall hung wash hand basin with mixer taps, low level wc, chrome heated towel rail, laminate flooring

### Bedroom 2 16' 4" x 9' 5" (4.97m x 2.87m)

2 Skylight windows, radiator, carpet

### Rear Garden 52' 11" x 26' 3" (16.12m x 7.99m)

Laid to lawn, modern patio area with matching pathway leading to side access

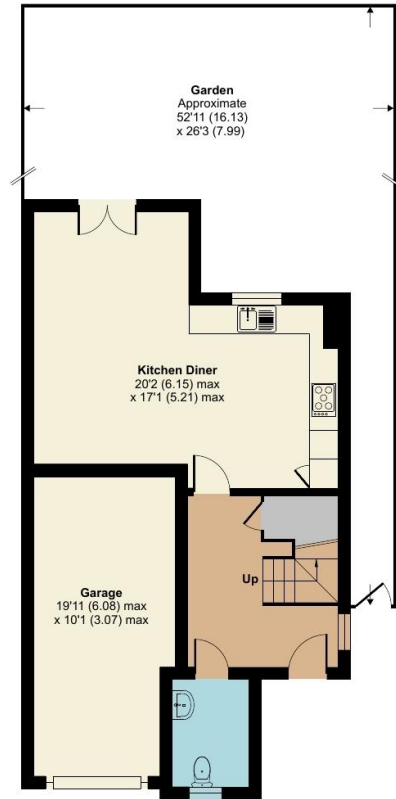
### Integral Garage 19' 11" x 10' 1" (6.07m x 3.07m)

Electric shutter, light and power, space and plumbing for washing machine

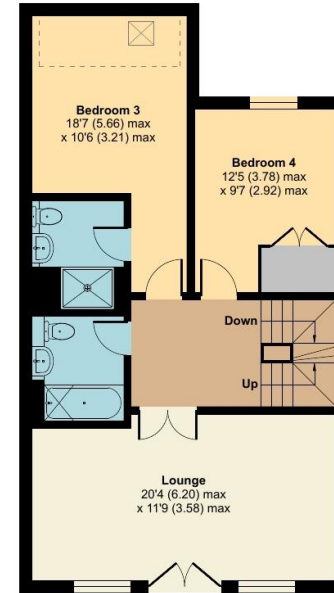
### Private Driveway

Providing parking for 2 cars

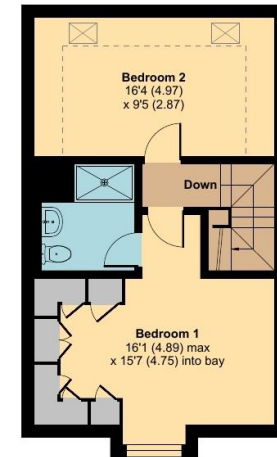




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Holland Gardens, London, SE9

Approximate Area = 1554 sq ft / 144.3 sq m  
 Limited Use Area(s) = 95 sq ft / 8.8 sq m  
 Garage = 187 sq ft / 17.3 sq m  
 Total = 1836 sq ft / 170.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1165003

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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