



£800,000

Montbelle Road, New Eltham, SE9 3PB

Chattertons

EST 1893

This is the ultimate family house which literally ticks all the boxes. It is detached and located in a very popular residential road, nearby to New Eltham mainline station and right on the border of Chislehurst. The house was built in 1918 and the current owners have carried out extensive works including extending to the rear and up in to the loft. The property is finished with a touch of class and the generous accommodation includes, 4 bedrooms, 2 bathrooms, large lounge with shutters, dining room with built in bespoke cabinetry with lighting, large kitchen diner with 2 sets of bi folds and generous island, utility room and ground floor cloakroom. The house is immaculate throughout and delivers the always popular turn key experience. The garden is landscaped with extensive decking and at the end of the garden is a large summer house, perfect as a work from home space. To the front is a driveway with parking for 2 cars and direct access to garage (which has been partly used to provide extra living space). The house is offered to the market chain free.



Ultimate family home
Detached
4 bedrooms
2 full bathrooms
Large kitchen diner with 2 sets of bi folds

Entrance Porch

Entrance Hall
Solid wood flooring, under stairs storage

Lounge 18' 1" x 12' 6" (5.51m x 3.81m)
Double glazed bay window with shutters, bay radiator, hole in the wall designer gas fire, solid wood flooring

Dining Room 15' 8" x 11' 10" (4.77m x 3.60m)
Integrated high quality cabinetry with led lighting, vertical designer radiator, solid wood flooring

Kitchen Diner 26' 3" x 14' 1" (7.99m x 4.29m)
2 sets of bi folding doors to the outside, large island with integrated sink with mixer taps, breakfast bar, siemens induction hob with designer light above, finished with granite, great range of wall and base units also finished with granite work surface, integrated double oven and separate combination microwave, warming drawer, splash back, american fridge freezer with plumbed in water on demand, solid wood flooring

Utility Room 6' 11" x 6' 3" (2.11m x 1.90m)
Sink with mixer taps, plumbing for washing machine, combi boiler (september 2022), chrome heated radiator

Study 6' 7" x 6' 3" (2.01m x 1.90m)
Great for storage or could be a great little study

Ground Floor Cloakroom
Low level wc, wash hand basin with mixer taps, tiled walls

Stairs to the first floor
Window to the side, solid wood flooring

Bedroom 2 16' 5" x 11' 6" (5.00m x 3.50m)
Double glazed bay window with shutters, radiator, carpet

En Suite
Shower, wash hand basin with mixer taps, tiled walls

Immaculate condition
Classy dining room with bespoke cabinetry
Utility room and ground floor cloakroom
Landscaped garden with summer house
Chain free

Bedroom 3 12' 6" x 11' 6" (3.81m x 3.50m)
Double glazed window, radiator, solid wood flooring, built in book shelves

Bedroom 4 7' 7" x 7' 3" (2.31m x 2.21m)
Double glazed window, sold wood flooring

Bathroom 8' 6" x 7' 7" (2.59m x 2.31m)
Frosted double glazed window, free standing bath with claw feet, wash hand basin with vanity below and mixer taps, low level wc, shower, radiator, modern waterproofed flooring, chrome heated towel rail

Stairs to the top floor
Window to the side, velux window with decorative shelf, carpet

Bedroom 1 20' 0" x 13' 9" (6.09m x 4.19m)
2 velux windows to the front, juliet balcony to the rear with shutters, radiator, solid wood flooring, eaves storage

En Suite 8' 6" x 5' 7" (2.59m x 1.70m)
Frosted double glazed window, free standing bath with claw feet, shower above with screen, wash hand basin with vanity below and mixer taps and low level wc, tiled walls, chrome heated towel rail, extractor fan, shaver point, modern waterproofed flooring

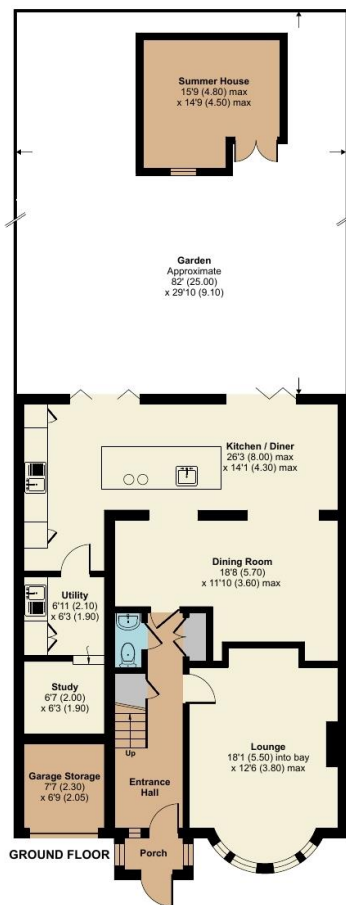
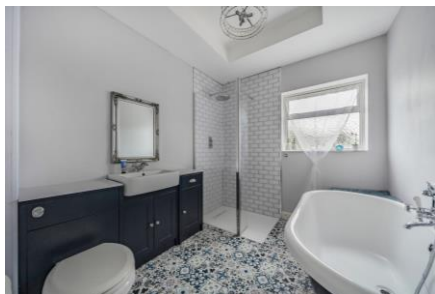
Rear Garden 82' 0" x 29' 10" (24.97m x 9.09m)
Large space with extensive decked areas with integrated seating, landscaping, plants and bushes, summer house, with hidden shed behind and extra hidden storage space to the other side

Summer House 15' 9" x 14' 9" (4.80m x 4.49m)
Large space

Garage storage 7' 7" x 6' 9" (2.31m x 2.06m)
Part of the garage has been taken to provide extra living space within the house, remainder of garage provides great storage space

Front Driveway
Providing parking for 2 cars





Denotes restricted
head height



Montbelle Road, London, SE9

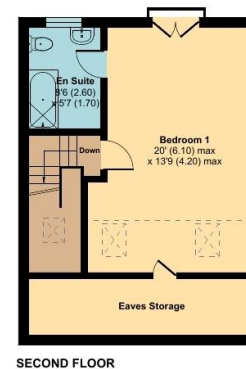
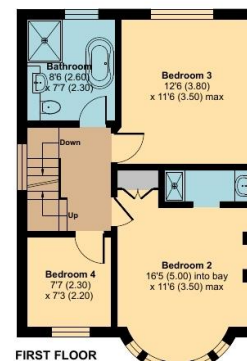
Approximate Area = 1727 sq ft / 160.4 sq m

Limited Use Area(s) = 161 sq ft / 15 sq m

Outbuildings = 257 sq ft / 23.8 sq m

Total = 2145 sq ft / 199.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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020 8859 4000

405 Footscray Road
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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