



## 16 Montbelle Road, New Eltham, SE9 3PB

Offers Over £590,000

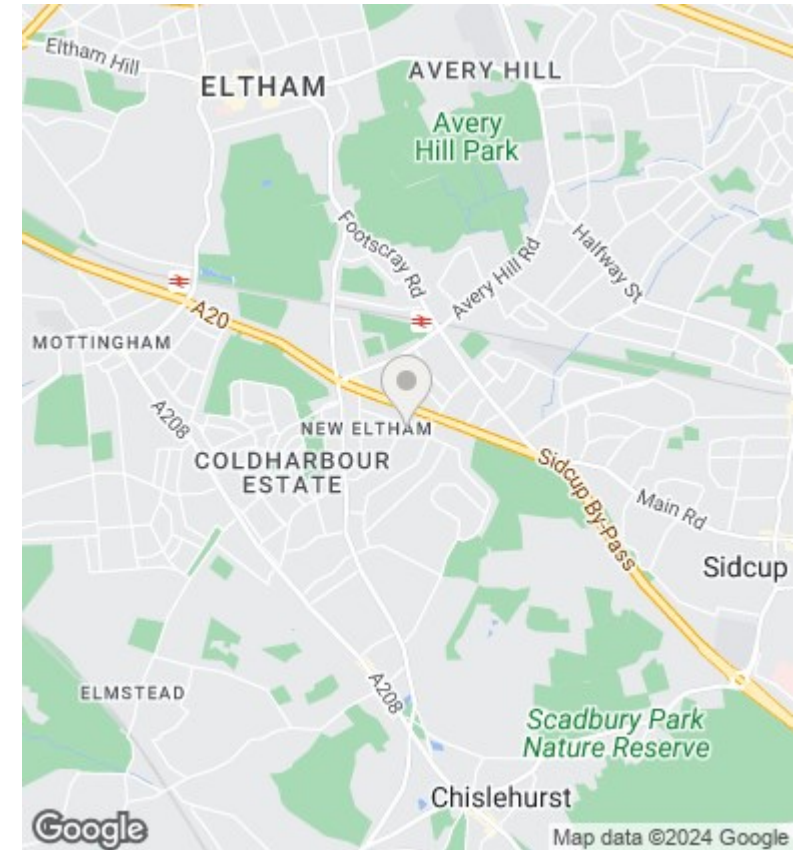
- Five Bedrooms
- Popular Road
- 16'6 Kitchen/Breakfast Room
- Integral Garage
- Two Reception Rooms
- Within Easy Reach Of All Major Transport Links
- 71ft Rear Garden
- Spacious Accommodation
- 15'10 Lounge
- Off Street Parking



Montbelle Road SE9  
 Total Area: 143.7 m<sup>2</sup>... 1547 ft<sup>2</sup>



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.



## Directions

## Viewings

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

## Council Tax Band

E

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	