

COCKBURN
ESTATE AND LETTINGS AGENTS

Montbelle Road

SE9 3PD



This exceptional five-bedroom family home on Montbelle Road, New Eltham, offers expansive living spaces, a stunning garden, and superb versatility—perfect for a growing family seeking comfort and convenience.

Boasting an impressive 1815 sq ft of accommodation, the property features a generously sized extended lounge/kitchen/diner, creating a wonderful open-plan hub for daily life and entertaining. A further reception room provides flexible space for relaxation or formal gatherings, while five well-proportioned bedrooms ensure ample private retreats for all. A family bathroom as well as a separate shower room serve the household, enhancing practicality. The property also offers potential to extend into the loft, subject to planning permission, allowing for future customisation

Externally, the home truly excels with its stunning, expansive garden to the rear—a superb outdoor space for children's play, al fresco dining, and gardening enthusiasts. Parking is well catered for with off-street options, a driveway, and a single garage.

Located within the catchment area for highly regarded schools and nurseries, this home is ideally situated for families. Residents will benefit from being within easy reach of local amenities, including a variety of shops, eateries, and leisure facilities. Commuters will appreciate the convenience of New Eltham Railway Station, just 0.9 miles away, providing excellent transport links.

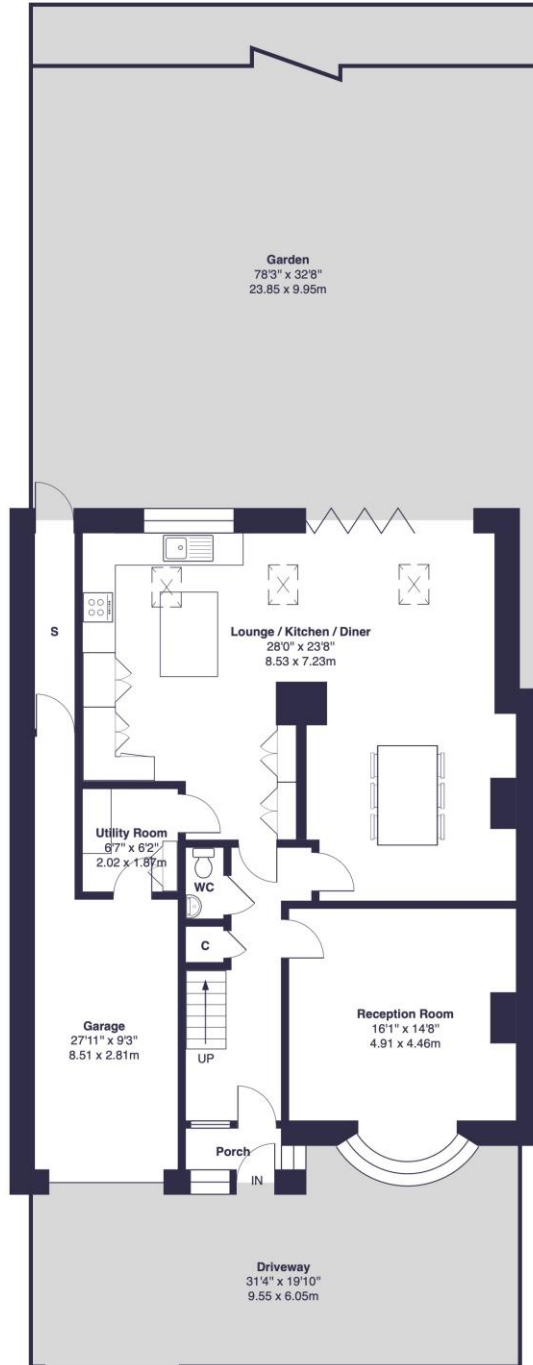
This is a rare opportunity to acquire a spacious and highly adaptable family home in a sought-after New Eltham location.



Key Features:

- ❑ Five Bedroom Spacious Home
- ❑ Generously Sized Extended Lounge/Kitchen/Diner
- ❑ Off Street Parking + Garage
- ❑ Potential To Extend Into Loft STPP
- ❑ Stunning Expansive 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





Ground Floor

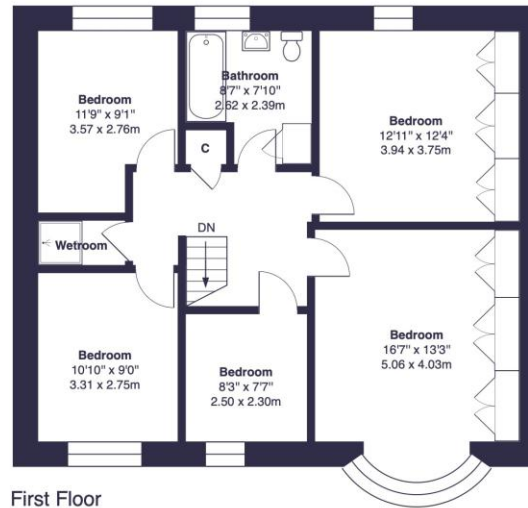


Montbelle Road, SE9

Approximate Gross Internal Area = 1815 sq ft / 168.6 sq m

Garage Area = 247 sq ft / 22.9 sq m

Approximate Total Area = 2061 sq ft / 191.5 sq m



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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.
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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.



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