



**\*\*\* CHAIN FREE\*\*\***

**Offered to the market CHAIN FREE, is this rarely available 3 bedroom semi detached home with extensive upgrades in the peaceful Holland Gardens development, part of the Waterford Place estate by Linden Homes.**

The property was built in 2019, providing modern living across two well-planned floors and is ideal for growing families or professionals seeking flexible space and comfortable, convenient living. This beautifully maintained property boasts a private garden with views over open green space and free visitors parking. Inside, you'll find spacious living areas, a sleek modern kitchen, and stylish decor throughout. Upstairs offers 3 good sized bedrooms a family bathroom as well as an en-suite. The property benefits from off street parking to the front, as well as NHBC insurance until Dec 2030.

Ideally located, families will appreciate the close proximity to highly regarded schools such as Dulverton & Wyborne Primary schools, as well as Avery Hill Campus for University of Greenwich. New Eltham mainline station is within easy reach, with its regular trains into London and beyond, ideal for those needing to commute. Local shops, amenities and leisure facilities can be found close by, as well as open green spaces and excellent bus links keeping you connected with local areas such as Greenwich, Chislehurst and Eltham.

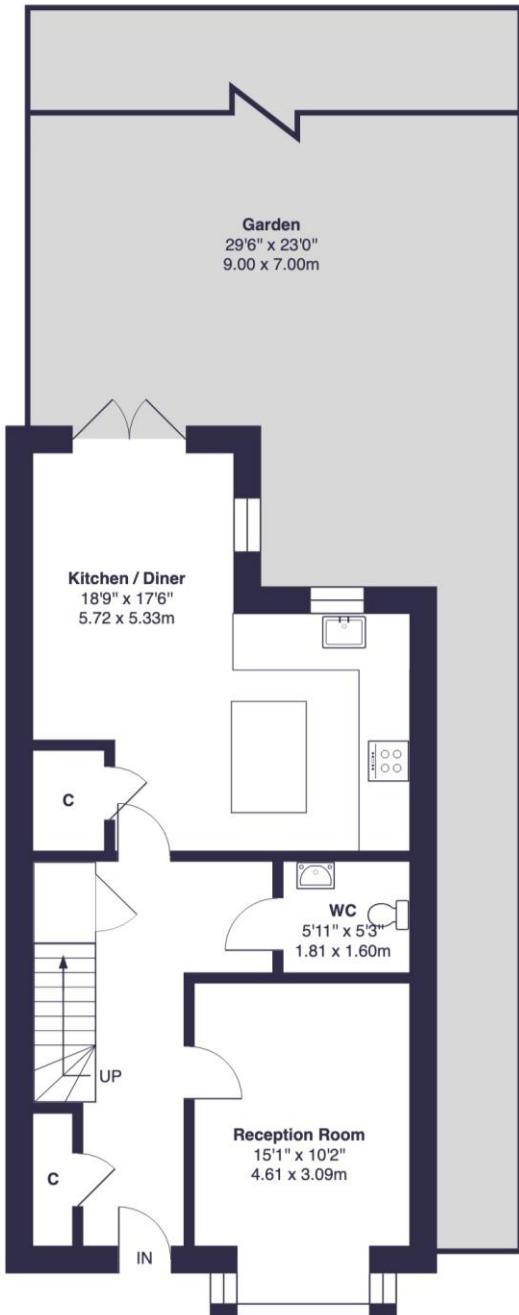
All in all, this home offers the perfect blend of comfort, convenience, and lifestyle and really does need to be seen to be appreciated - contact us today to arrange your viewing!



## Key Features:

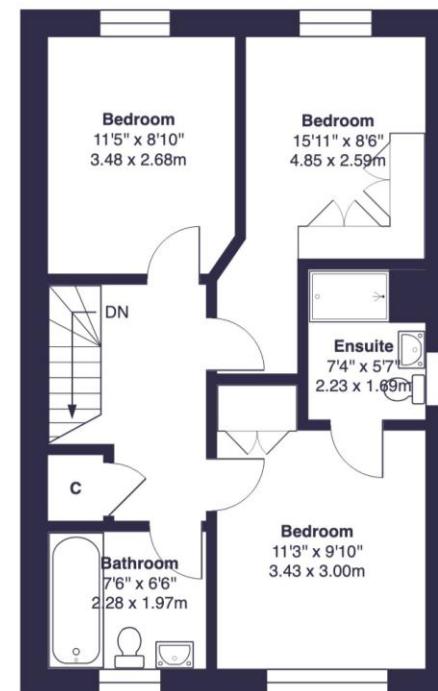
- Chain Free Sale
- Open Plan Kitchen And Dining Area
- Three Well-Proportioned Bedrooms
- Show Home Condition With An 'A' Energy Efficiency Rating
- Fitted With 8 Solar Panels For Electricity Including Smart Export Guarantee
- Driveway And Free Visitors Parking
- Upstairs Family Bathroom Plus En-suite & Downstairs W/C
- Quiet And Peaceful Development Walking Distance To New Eltham Train Station
- Ideal For Growing Families
- Council Tax Band E - Royal Borough Of Greenwich





## Holland Gardens, SE9

Approximate Gross Internal Area =  
1154 sq ft / 107.2 sq m



**EPC:** A

**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.



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