

COCKBURN
ESTATE AND LETTINGS AGENTS

Holland Gardens

SE9 2AY



***** 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.

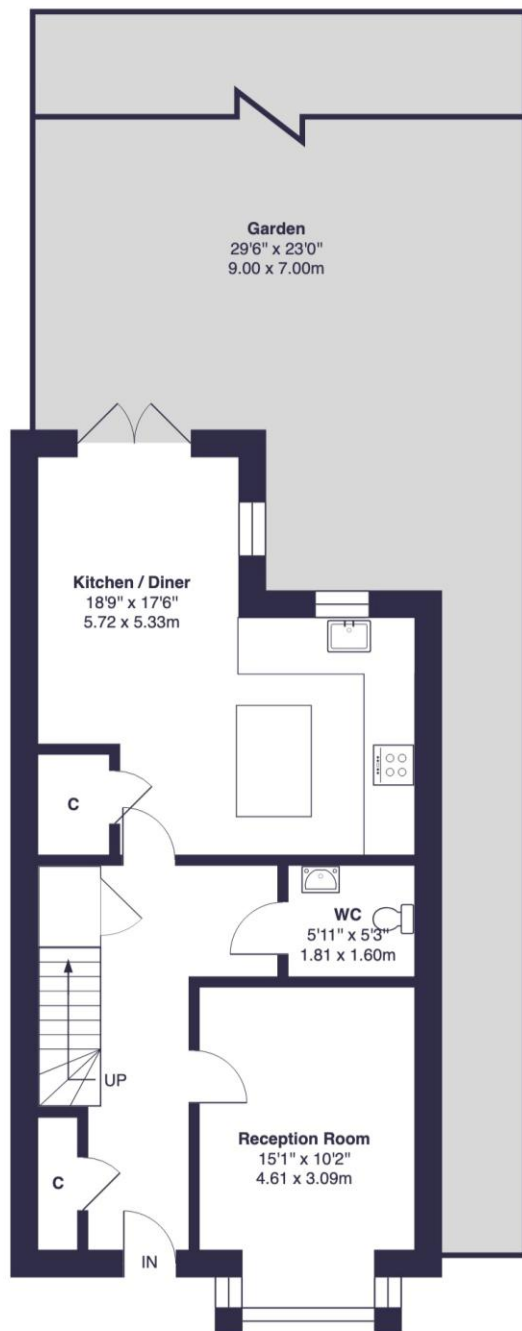
All in all, this home offers the perfect blend of comfort, convenience, and lifestyle and really does need to be seen to be appreciated - contact us today to arrange your viewing!



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

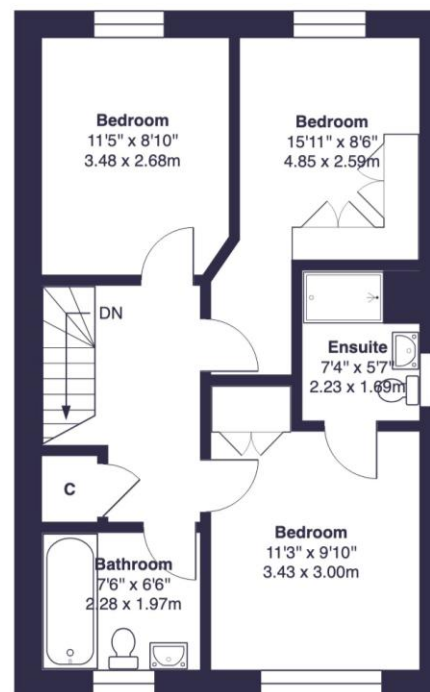




Ground Floor

Holland Gardens, SE9

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



First Floor

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.



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