

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Montbelle Road

SE9 3PB



**This spacious three-bedroom home on Montbelle Road, New Eltham, offers an ideal setting for growing families, blending comfortable living spaces with significant potential for future expansion. Boasting modern updates and excellent local amenities, this property provides a fantastic opportunity for a convenient and adaptable lifestyle.**

*Step inside to discover a thoughtfully designed interior, featuring a bright and inviting reception room, dining room, kitchen and extended conservatory to the ground floor. The extended conservatory benefits from **retrofitted insulation, keeping it cool in the summer and warm in the winter (fitted only in 2023)**! Upstairs benefits from three well-proportioned bedrooms, providing enough space for growing families, along with a family bathroom.*

*Externally, the property benefits from a spacious garden to the rear, with both patio area and lawned green, providing a wonderful outdoor oasis for leisure, gardening, or al fresco dining. Parking is exceptionally well catered for, with a driveway offering off-street parking for multiple vehicles, complete with an **electric EV charging point** for convenience. This home also presents significant **potential for future extensions** to the side, rear, and into the loft, subject to the necessary planning permissions (STPP), allowing you to tailor this property to your evolving needs. Recent updates include a **new boiler fitted in 2022**, ensuring comfortable and efficient living.*

*Situated on Montbelle Road, residents will appreciate being within easy reach of local amenities, including a variety of shops, eateries, and leisure facilities. Families will value the proximity to excellent local schools. Transport links are also a highlight, with **New Eltham Railway Station just 0.9 miles away**, offering convenient connections for commuters.*

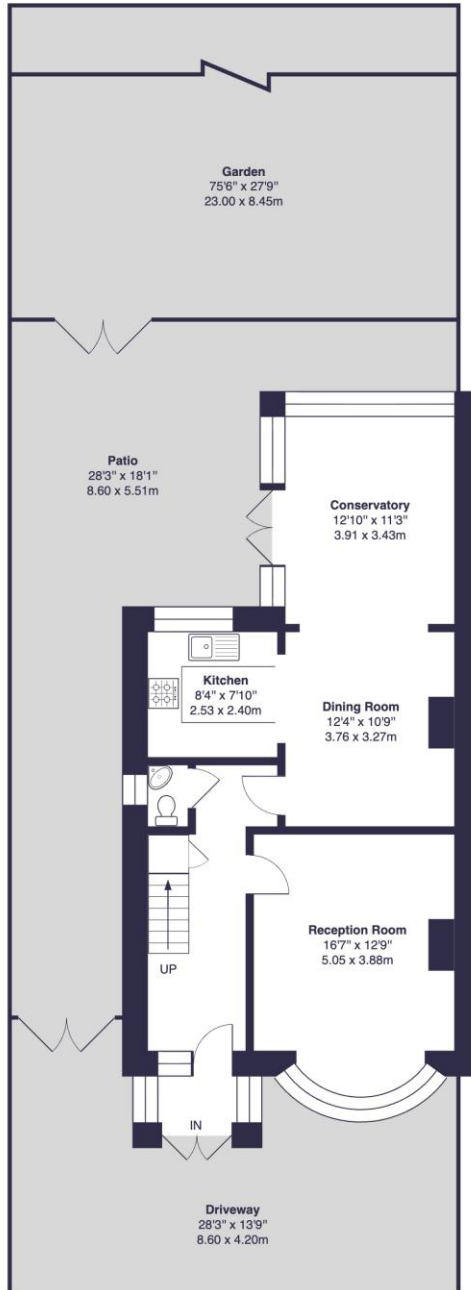
*This home truly combines spacious indoor living with a fantastic outdoor area and offers boundless possibilities for enhancement. We strongly recommend a viewing to fully appreciate the potential and lifestyle on offer.*



## Key Features:

- ❑ Three Bedroom Spacious Home
- ❑ Extended Conservatory With Retrofitted Insulation
- ❑ Spacious Garden To Rear
- ❑ Electric EV Charging Point + Off Street Parking For Multiple Vehicles
- ❑ Potential To Extend To The Side, Rear & Into Loft STPP
- ❑ New Boiler Fitted In 2022, Plus New Conservatory Roof In 2023
- ❑ 0.9 Miles To New Eltham Railway Station
- ❑ Within Easy Reach Of Local Amenities Including Shops, Eateries & Leisure Facilities
- ❑ Ideal For Growing Families
- ❑ Council Tax Band E - Royal Borough Of Greenwich



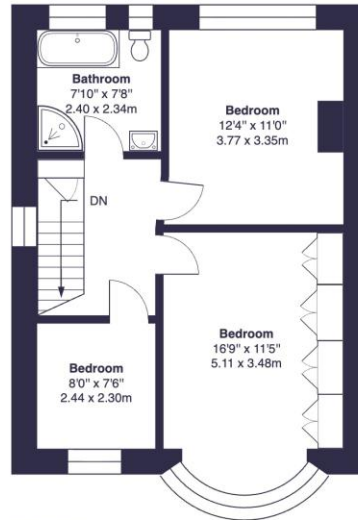


Ground Floor



Montbelle Road, SE9

Approximate Gross Internal Area:  
1236 sq ft / 114.8 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: E**

**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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