



£635,000

Holland Gardens, New Eltham, SE9 2AY

Chattertons

EST 1893

This exceptional modern home is our first listing with an EPC rating of A, meaning the property is extremely energy efficient. Featuring solar panels and superior insulation, running costs are significantly lower than comparable properties in the area.

Part of the prestigious Waterford Place estate by Linden Homes, this beautifully presented home was built 7 years ago and has been owned and lovingly maintained by a single owner since new. The property benefits from a NHBC structural insurance valid until August 2028, offering exceptional peace of mind for the new owners.

Forming part of a classy, peaceful development, it is perfectly placed, just 10 minutes from New Eltham mainline station and moments from the large open spaces of Avery Hill Park.

Presented in show home condition throughout, the quality of finish is excellent. The accommodation includes a large dual aspect lounge with French doors to the garden, a modern kitchen breakfast room with integrated appliances and hidden LED mood lighting, 3 good size bedrooms, 2 high quality bathrooms both with windows, and a ground floor cloakroom. The development benefits from 2 allocated parking spaces to the rear, free visitor parking, open green spaces and a communal children's playground.

The rear garden was fully landscaped and rebuilt to a high specification in November 2025, featuring artificial grass, a modern patio and side access. The property also benefits from fibre to the home (FTTH) broadband, delivering superior broadband speed and reliability.

The home sits just a short walk from the heart of New Eltham Village, where you'll find an array of independent shops, cafes and daily essentials. Commuters are well served by New Eltham mainline station, with swift and regular services into Central London, complemented by strong local bus connections. Families will further benefit from being within easy reach of well-regarded schools and nurseries, making it a wonderful place to put down roots.

This development is prestigious and highly sought after, and this property is perfect for a professional family seeking modern, low maintenance, energy efficient living in a quiet and peaceful setting.



**Prestigious development**  
**Show home condition with high end finish**  
**NHBC structural insurance valid until August 2028**  
**EPC rating A with solar panels**  
**Single owner since new – built 2018**  
**Garden fully rebuilt Nov 2025 to high specification**

#### **Entrance hall**

Laminate flooring, radiator, cupboard

#### **Lounge 18' 8" x 17' 5" (5.69m x 5.30m)**

Double glazed french doors to the garden, dual aspect double glazed windows, laminate flooring, 2 radiators, large cupboard

#### **Kitchen breakfast room 15' 1" x 10' 2" (4.59m x 3.10m)**

Double glazed bay window with shutters, wall and base units with laminate work surface, stainless steel single drainer sink unit with 1.5 bowl and mixer taps, integrated fridge freezer, integrated oven and gas hob with extractor hood and stainless steel splashback, integrated dish washer, integrated washing machine, hidden led mood lighting, spotlights, laminate flooring

#### **Ground floor cloakroom**

Low level wc, pedestal wash hand basin with mixer taps, radiator, laminate flooring

#### **Stairs to the first floor**

Access to the loft, large storage cupboard

**2 allocated parking spaces plus free visitor parking**  
**Quiet development with open green spaces**  
**Communal children's playground**  
**3 good size bedrooms, 2 bathrooms**  
**10 minutes to New Eltham mainline station**  
**Within reach of highly regarded local schools**

#### **Bedroom 1 10' 10" x 9' 10" (3.30m x 2.99m)**

Double glazed window with shutters, radiator, built in wardrobes, carpet

#### **En suite 7' 3" x 5' 6" (2.21m x 1.68m)**

Opaque double glazed window, large shower, pedestal wash hand basin with mixer taps, low level wc, chrome heated towel rail, laminate flooring, extractor fan

#### **Bedroom 2 16' 1" x 8' 8" (4.90m x 2.64m)**

Double glazed window with shutters, radiator, built in wardrobes, carpet

#### **Bedroom 3 11' 2" x 8' 6" (3.40m x 2.59m)**

Double glazed window with shutters, radiator, carpet

#### **Bathroom 7' 5" x 6' 7" (2.26m x 2.01m)**

Frosted double glazed window, panelled bath with mixer taps and shower attachment, wash hand basin with mixer taps, low level wc, chrome heated towel rail, extractor fan, laminate flooring

#### **Rear garden 21' 4" x 21' 3" (6.50m x 6.47m)**

Artificial grass, high quality patio, side access, timber built shed

#### **Off road parking**

2 parking spaces

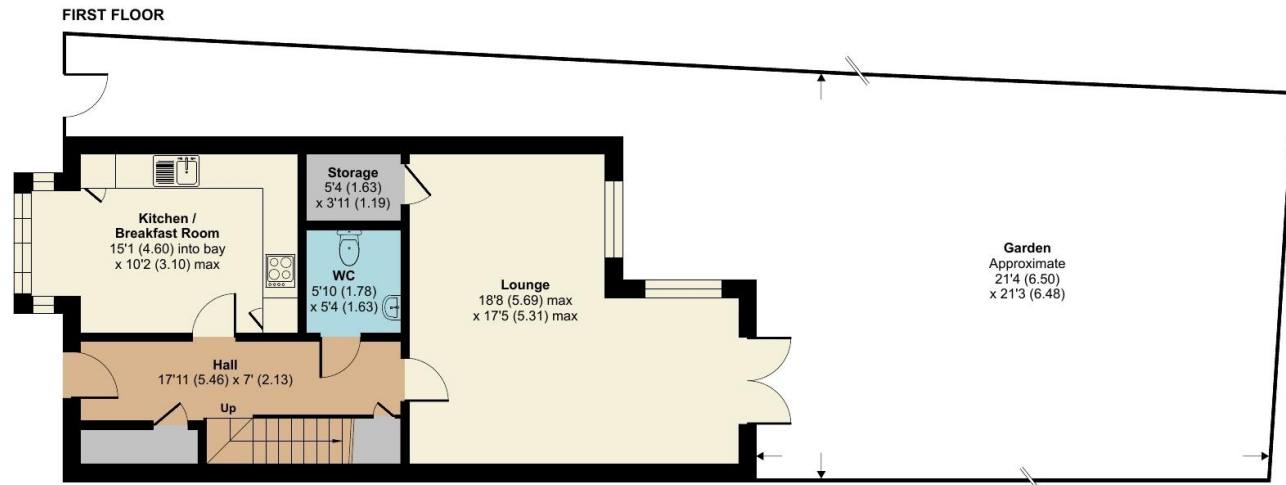
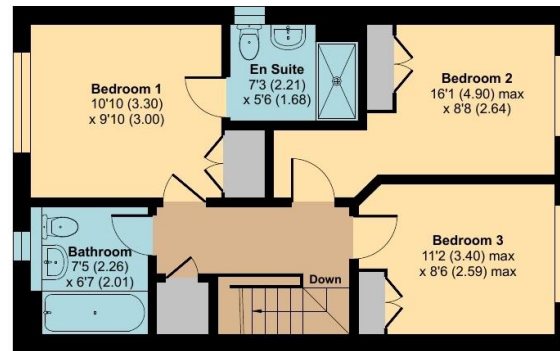




# Holland Gardens, London, SE9

Approximate Area = 1145 sq ft / 106.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1403225

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

**020 8859 4000**

405 Footscray Road  
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

# Chattertons

EST 1893