



£799,995

Holland Gardens, New Eltham, SE9 2AY

Chattertons

EST 1893

4 Bed Town House

This is a beautiful town house on the peaceful and sought after Holland Gardens development, part of the Waterford Place estate built by Linden Homes. The property has a real feeling of space, offering 4 double bedrooms, 3 bathrooms (2 of which are en suite), downstairs wc, large lounge with Juliet balcony, spacious kitchen/diner with integrated appliances, large utility and integral garage. The development is located a short walk to Avery Hill Park and around 10 minutes walk to New Eltham mainline station.



Beautiful modern home

4 double bedrooms

3 high end bathrooms (2 of which are ensuite)

Large lounge with Juliet balcony

Spacious modern kitchen/diner

Entrance Hall 12' 11" x 9' 2" (3.93m x 2.79m)

Really spacious, large storage cupboard, door to utility room and integral garage, radiator

Kitchen/Diner 20' 3" x 17' 1" (6.17m x 5.20m)

Fully fitted wall and base units with work surface, inset sink with mixer taps, 5 ring gas hob with extractor hood, integrated fridge freezer, double oven, integrated dish washer, cupboard housing combi boiler, double glazed windows, double glazed french doors to the garden, radiators

Ground Floor Cloakroom

Frosted double glazed window, low level wc, wash hand basin, radiator

Utility room 11' 4" x 9' 11" (3.45m x 3.02m)

Plumbing for washing machine and space for tumble dryer, laminate flooring, leading to integral garage

Stairs to the first floor

Spacious landing, carpet

Lounge 20' 4" x 11' 7" (6.19m x 3.53m)

Double doors into the lounge, double glazed juliet balcony, radiator, carpet

Bedroom 2 18' 7" x 10' 6" (5.66m x 3.20m)

Double glazed window, radiator, carpet

En Suite

Double walk-in shower, pedestal wash hand basin with mixer taps, close coupled wc, chrome heated towel rail, laminate flooring

EPC B rating

Utility room

Integral garage with private driveway

Close to Avery Hill Park

Bedroom 4 12' 6" x 9' 6" (3.81m x 2.89m)

Double glazed window, radiator, carpet built in wardrobe housing mega flow tank

Bathroom

Panelled bath with mixer taps and shower attachment and shower unit above, wash hand basin with mixer taps, low level wc, tiled walls, large mirror, chrome heated towel rail, laminate flooring

Stairs to the top floor

Double glazed window to the side with shutters, carpet

Bedroom 1 16' 5" x 15' 5" (5.00m x 4.70m)

Double glazed window, radiator, carpet

En Suite

Walk in double shower, pedestal wash hand basin with mixer taps, close coupled wc, chrome heated towel rail, laminate flooring

Bedroom 3 16' 5" x 9' 6" (5.00m x 2.89m)

2 Skylight windows, radiator, carpet

Rear Garden 34' 5" x 22' 0" (10.48m x 6.70m)

Laid to lawn, patio area with matching pathway leading to rear access

Integral Garage 8' 11" x 8' 2" (2.72m x 2.49m)

Light and power

Private Driveway

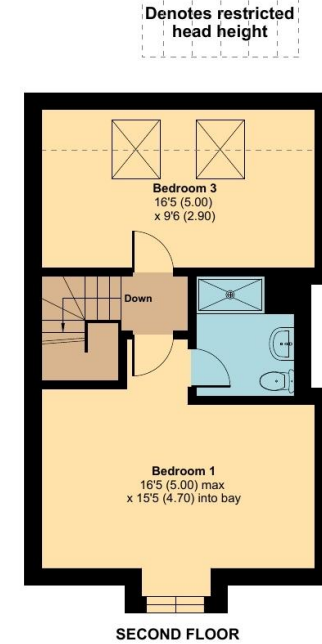
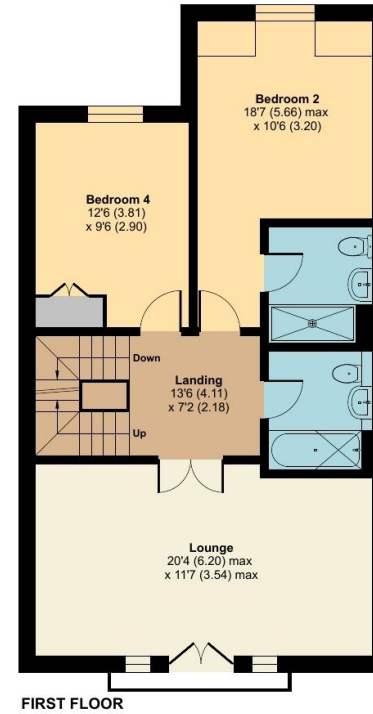
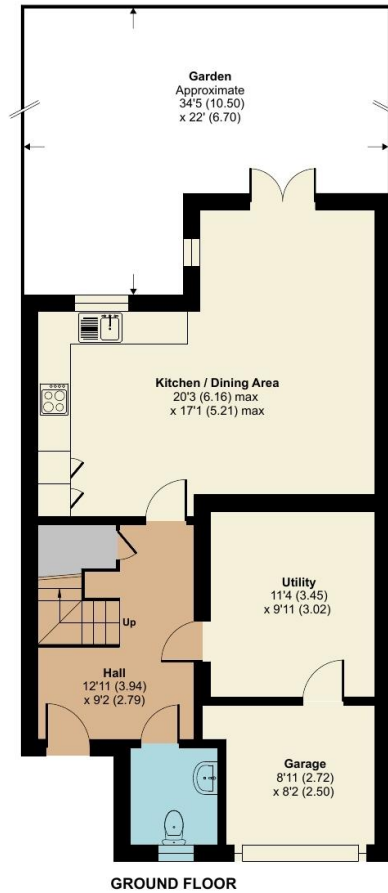
Providing parking for 1 car





Holland Gardens, London, SE9

Approximate Area = 1692 sq ft / 157.2 sq m
 Limited Use Area(s) = 55 sq ft / 5.1 sq m
 Garage = 78 sq ft / 7.2 sq m
 Total = 1825 sq ft / 169.5 sq m
 For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Chattertons Estate Agents Ltd. REF: 1464258

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:

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