

Holland Gardens

SE9 2AY



**Situated within a quiet and highly desirable residential development, this wonderful four-bedroom home offers an impressive 1,882 sq ft of well-proportioned living space, making it an ideal choice for growing families seeking comfort, space and convenience.**

*The ground floor features a spacious open-plan kitchen and dining area, perfectly designed for modern family living and entertaining. The kitchen provides ample worktop and storage space while the dining area enjoys views and access to the charming rear garden, creating a bright and sociable hub of the home. The property also benefits from a garage, private driveway, and additional free visitor parking, ensuring practicality for households with multiple vehicles.*

*Across the upper floors, the home offers a bright and airy reception room, along with four generously sized bedrooms, two benefitting en-suite facilities, alongside a well-appointed family bathroom. The layout provides excellent flexibility for families needing additional space for children, guests, or a home office. To the rear, the attractive private garden provides a peaceful outdoor retreat, ideal for relaxing, entertaining, or enjoying family time during warmer months.*

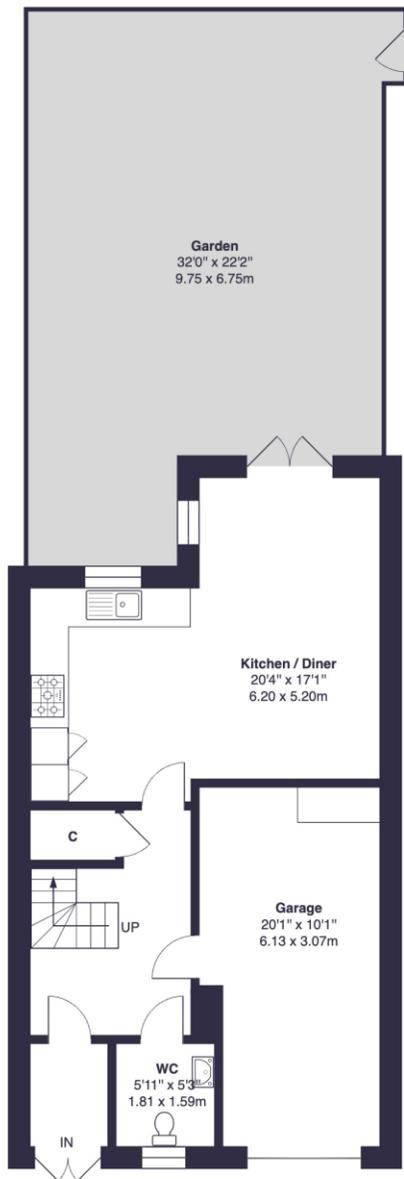
*Located within walking distance of New Eltham Village, residents can enjoy a range of local shops, cafes, and everyday amenities. The property is also within easy reach of New Eltham Train Station, offering convenient connections into Central London, as well as excellent bus links serving the surrounding areas. Families will also appreciate being within the catchment area for several highly regarded schools and nurseries, further enhancing the appeal of this exceptional home.*



## Key Features:

- ❑ Open Plan Kitchen And Dining Area
- ❑ Four Bedrooms, Three Bathrooms
- ❑ Driveway, Garage And Free Visitors Parking
- ❑ Quiet And Peaceful Development Walking Distance To New Eltham Village Shops & Amenities
- ❑ Charming Garden To Rear
- ❑ Within Easy Reach Of New Eltham Train Station & Bus Links
- ❑ Catchment Area Of Highly Regarded Schools & Nurseries
- ❑ Perfect For Growing Families
- ❑ EPC Rating B - Potential A
- ❑ Council Tax Band F - Royal Borough Of Greenwich



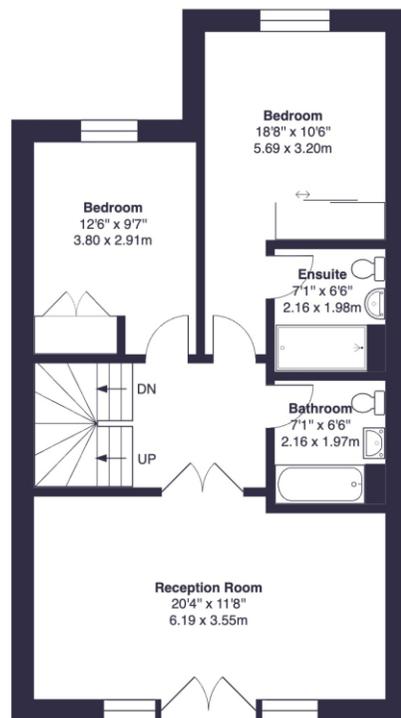


Ground Floor

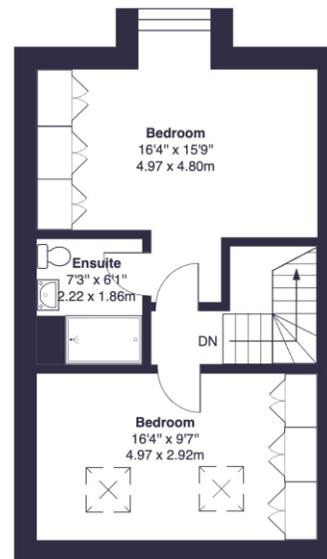


## Holland Gardens, SE9

Approximate Gross Internal Area = 1882 sq ft / 174.9 sq m



First Floor



Second 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 2026

**EPC: B**

**COUNCIL TAX BAND: F**

**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