



£1,200,000

Holland Gardens, London, SE9 2AY

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Recently built spacious five double bedroom detached house that offers 2407 SQ FT of accommodation over two floors.

Built in 2018 by Linden Homes, this prestigious detached residence has been built to a very high standard and has the balance of a 10 Year NHBS guarantee.

Situated in an ideal location close to the wide variety of shops, cafes and transport links of New Eltham and Eltham town centres with the bustling area of Greenwich only a short distance away.

This impressive family home offers significant floor space and versatile accommodation on the ground floor.

On the first floor there are four double bedrooms, two bedrooms with en suite shower rooms and a family bathroom. The landing area is large enough to accommodate a reading desk.

On the ground floor the accommodation comprises a spacious hallway, lounge, bedroom 5 with a range of Sharps fitted wardrobes that could be another reception room, open planned kitchen/diner/family room, separate utility room and a cloakroom/WC.

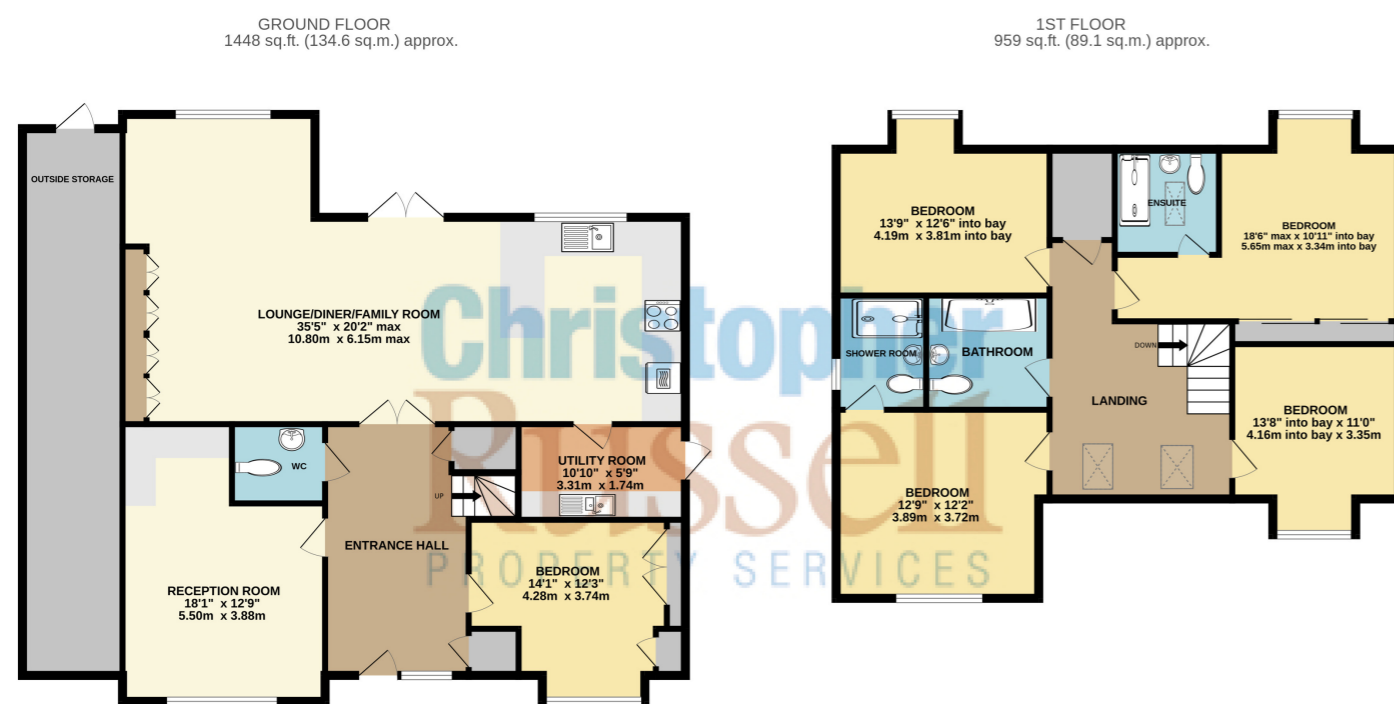
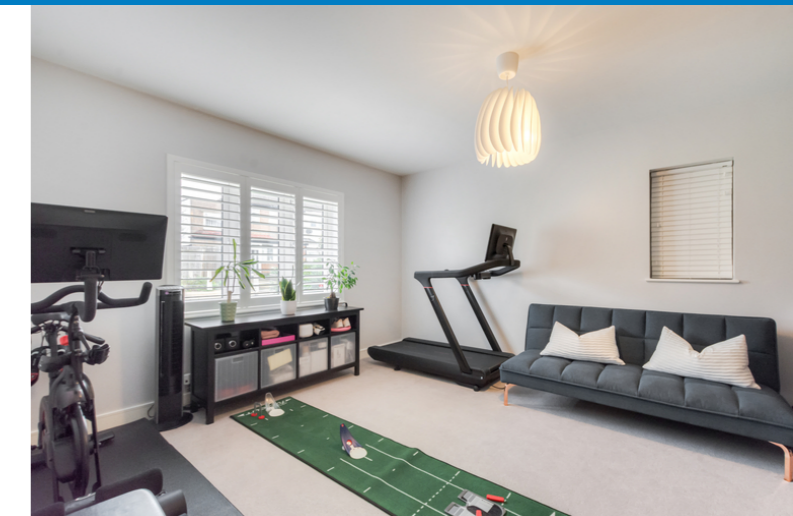
The property is situated in a quiet development and with no through access. There is a large open space in the centre of the development with a lovely family swing park/playground for residents to use, while to expanse of Avery Hill Park is a few minutes walk away.

Built and finished to a high specification the fitted kitchen has a range of built in Miele Appliances. There are 8 solar panels.

Outside there is a lawned front garden and two designated parking spaces.

The recently landscaped private rear garden has been finished with a good sized composite decked area, lawn and a variety of established new planting of evergreen shrubs and fruit tree to give the garden seclusion. There is a bespoke side store area that has been insulated to provide safe store for garden furniture, equipment and bikes.

Council Tax Band G.



TOTAL FLOOR AREA: 2407 sq.ft. (223.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	93	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			