



Holland Gardens | Eltham, London, SE9 2AY



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Guide Price £625k to £650k

Freehold

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Holland Gardens, Eltham

New to the market is this stunning three bedroom semi detached family home with modern crisp decor, on a brand new private development. Benefits include a beautiful fitted kitchen with breakfast area a bright spacious lounge to the rear with doors onto a low maintenance garden, three good size bedrooms, a family bathroom and en-suite shower room

Property Features

- Private development
- Allocated parking
- Three double bedrooms
- Bathroom, en-suite & ground floor WC
- Convenient for station
- Energy efficient solar panels
- EPC rating 'A'



Interior

Entrance Hall Door to front, radiator, two storage cupboards, wood laminate flooring

Kitchen 4.75m x 3.07m (15'7" x 10'1") Double glazed bay window to front with window seat, range of contemporary grey wall and base units with complimentary Quartz work surfaces, built in oven and gas hob, integrated fridge/freezer, integrated washing machine and dishwasher, laminate wood flooring, radiator

Ground floor WC Low level wc, pedestal wash hand basin, radiator, wood laminate flooring

Lounge 5.9m x 5.36m (19'4" x 17'7") to widest point, L-shaped. Double glazed windows to rear and side, double glazed patio doors to rear, radiator, laminate wood flooring

Landing Access to loft, radiator, airing cupboard

Bedroom 1 3.23m x 2.92m (10'7" x 9'7") Double glazed bay window to front, radiator, built in wardrobes

En-suite Shower Room Double glazed obscured window to side, shower cubicle, pedestal wash hand basin, low level wc, vinyl flooring, part tiled walls, spotlights, extractor

Bedroom 2 3.33m x 2.6m (10'11" x 8'6") Double glazed window to rear, radiator, carpet

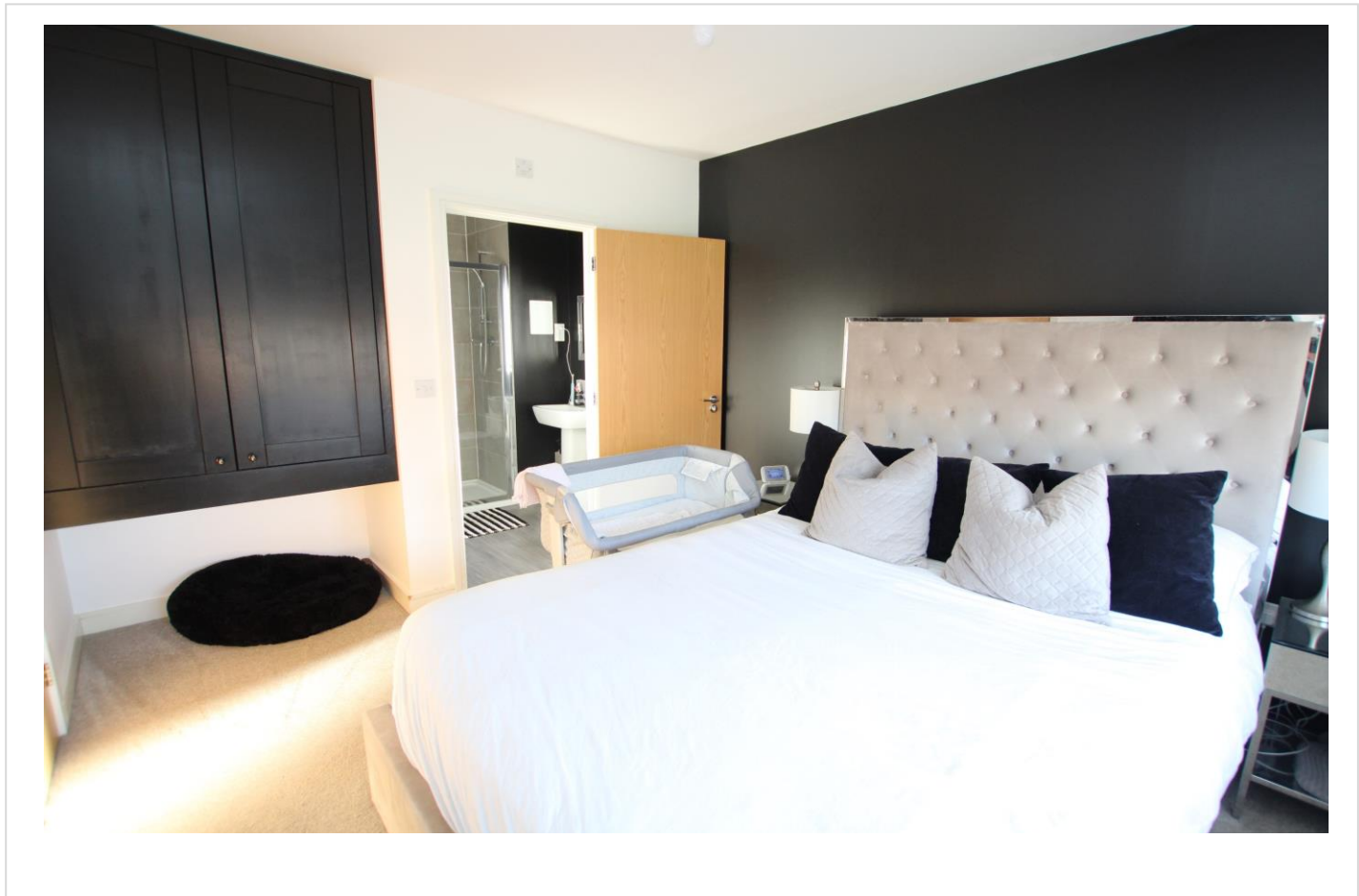
Bedroom 3 3.43m x 2.57m (11'3" x 8'5") Double glazed window to rear, radiator, built in wardrobes, radiator, carpet

Bathroom Double glazed obscured window to front, panelled bath with mixer tap, pedestal wash hand basin, low level wc, vinyl flooring, part tiled walls, spotlights

Exterior

Garden Artificial lawn, large decked area, outside tap

Parking Allocated parking





Additional Information

The vendor advises us of the following:

There is a service charge of £350.00 twice yearly

There is also a 10 year building guarantee from 2019.

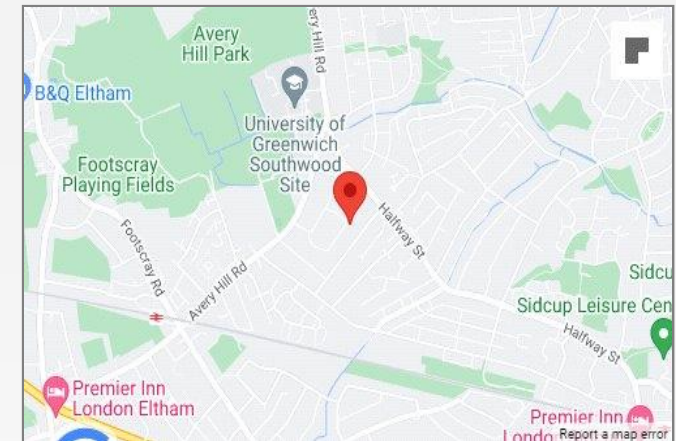
- Council Tax: E
- EPC Rating: A

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million recently been spent on a High Street revitalisation programme and a new cinema and sky bar complex.

There's a mainline train station offering a direct route to London and the magnificent Art Deco Eltham Palace. The Heritage Restaurant & Bar at the Tudor Barn, a modern leisure centre, the Bob Hope Theatre and Well Hall Pleasaunce can all be found in the town.

Property Location

Holland Gardens, Eltham, London, SE9 2AY



*All distances from SE9 2RL postcode. Train time from Falconwood station.

FOR MORE INFORMATION CONTACT US TODAY.

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