

jdm ESTATE AGENTS

HOLLAND GARDENS, LONDON, SE9 2AY
£775,000 FREEHOLD
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HOLLAND GARDENS, LONDON
Beds 4 | Baths 3 | Reception Rooms 2

Welcome to this beautifully presented four-bedroom home, located in the peaceful and sought-after Holland Gardens development – part of the Waterford Place estate built by Linden Homes and completed in 2023. The house itself was built in 2021 and offers spacious, modern living across three well-designed floors, making it ideal for growing families or those needing flexible living space.

The property features two generous reception rooms, four double bedrooms, three bathrooms, and an additional guest WC. The two largest bedrooms each benefit from their own en suite bathrooms, offering comfort and privacy – perfect for parents, guests, or older children. There is also a separate utility room and an integrated garage, adding practical touches to this already impressive home.

Holland Gardens is a quiet, private road with a real sense of community. The development is centred around a beautifully maintained green space, perfect for children to play or for enjoying a peaceful walk. The area has a lovely neighbourhood feel, with friendly residents and a calm, suburban atmosphere.

Location-wise, you're just a 10–15 minute walk from New Eltham Station, offering direct trains to London Bridge in under 30 minutes – ideal for commuters. You're also close to the heart of New Eltham, with a great selection of local shops, cafés, bars, and restaurants. Just a short distance away, Eltham High Street offers even more amenities, including supermarkets, a cinema, pubs, and high street stores.

Nature lovers are spoilt for choice with green spaces nearby. Avery Hill Park, right on your doorstep, is a vast open space perfect for walks, picnics, and even a local café and running club. Eltham Park is also nearby, offering even more outdoor options.

Families are particularly drawn to the area for its excellent primary and secondary schools – a key reason why so many young families choose to call Holland Gardens home.



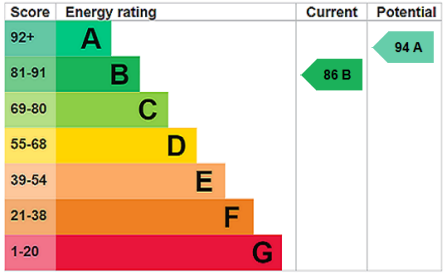












PROPERTY INFORMATION

SERVICES

- **Electricity: Mains**
- **Gas: Mains**
- **Heating: Gas central heating**
- **Sewerage: Mains**
- **Council Tax F**

IMPORTANT NOTICE

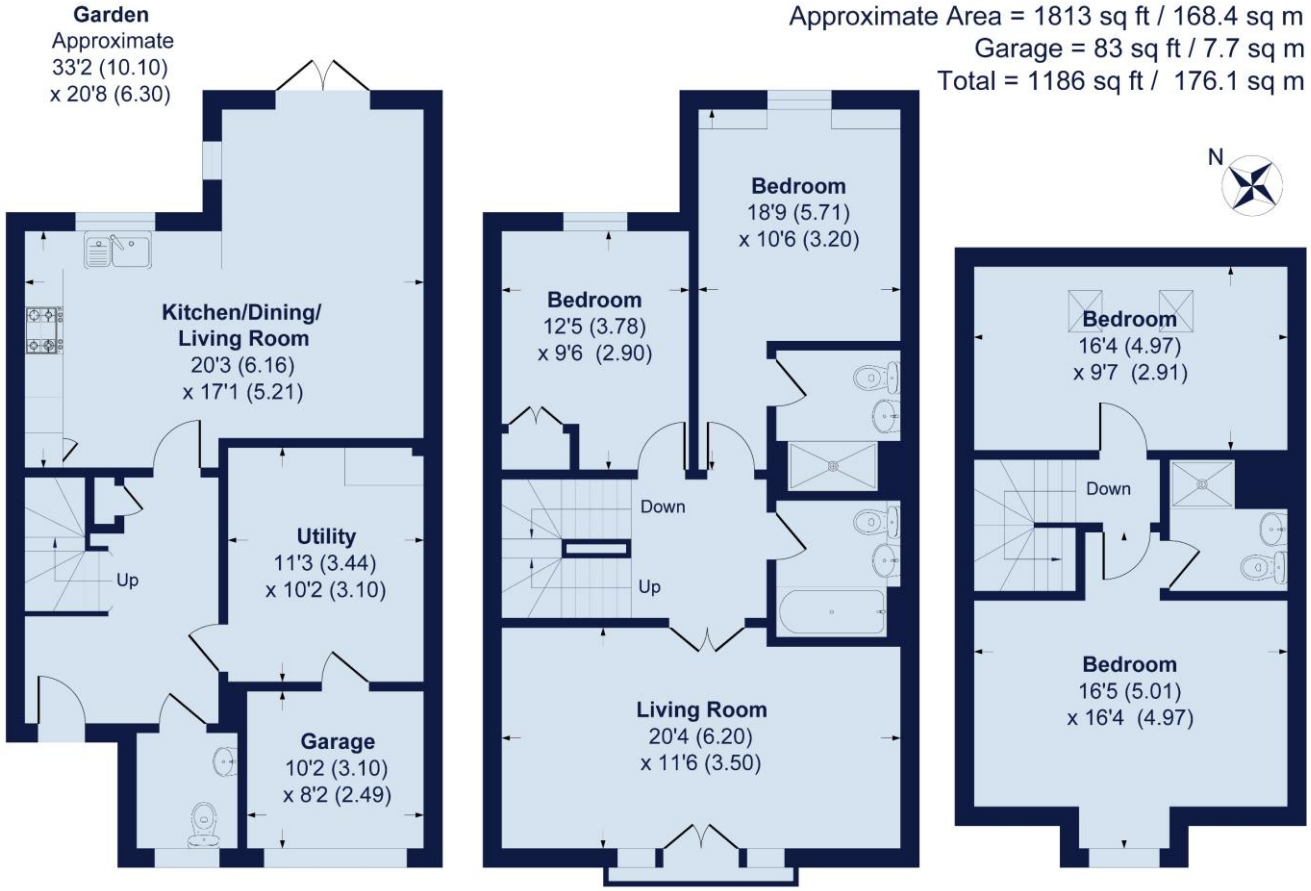
Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. We have not carried out a survey of the property or tested services, systems or appliances. Reference to alterations or use of the property is not a statement that planning, building or other consent has been obtained. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection and by your Surveyor/Legal Adviser.

Broadband and Mobile Coverage

For broadband and mobile phone coverage at the property in question please visit: http://checker.ofcom.org.uk/en-gb/broadband-coverage and http://checker.ofcom.org.uk/en-gb/mobile-coverage respectively.

Holland Gardens, SE9

Approximate Area = 1813 sq ft / 168.4 sq m
Garage = 83 sq ft / 7.7 sq m
Total = 1186 sq ft / 176.1 sq m



GROUND FLOOR **FIRST FLOOR** **TOP FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standard (IPMS2 Residential). Produced for JDM Estate Agents.

PLEASE NOTE: Floorplans are intended as a visual representation for marketing purposes only and should not be relied upon for valuation or survey purposes

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