



£550,000

Stanley Close, New Eltham, SE9 2BA

Chattertons

EST 1893

This is a modern family home set within a peaceful development which is literally 5 minutes away from New Eltham mainline station. This house features one of the largest floor plans on the development and offering great family space. The accommodation includes a spacious lounge, dining room, 3 bedrooms, 2 bathrooms (one is en suite) and both have been refurbished, modern kitchen and ground floor cloakroom. Being a modern home the house is energy efficient and the owners have improved this further by updating all the windows and doors to UPVC (2019) and a new boiler (2019). The current owners have also added a pump to enhance the water pressure so the bathrooms can be properly enjoyed. The loft is very large and has a fitted ladder and light and is boarded, other houses on the development have extended into the loft to and so that would be a great opportunity on this house subject to planning. The house also has a garage en bloc with a space in front of it. The house is presented in immaculate condition and so no work required.



Modern development
Immaculate condition
Spacious floor plan
UPVC double glazing (2019)
Garage en bloc with parking in front

Entrance hall

Modern UPVC door with 5 lever deadlock, laminate flooring, under stairs storage cupboard, radiator

Lounge 20' 4" x 11' 8" (6.19m x 3.55m)

Double doors into the lounge, UPVC double glazed bay window, laminate flooring, double radiator

Dining room 10' 0" x 8' 10" (3.05m x 2.69m)

UPVC double glazed french doors to the garden, laminate flooring, radiator, archway to the kitchen

Kitchen 10' 0" x 7' 5" (3.05m x 2.26m)

UPVC double glazed window, wall mounted combi boiler, fitted wall and base units with laminated work surface, plumbing for washing machine, integrated oven and gas hob with extractor hood, integrated fridge freezer, laminate flooring

Ground floor cloakroom

Low level wc, wash hand basin with mixer taps, radiator, tiled walls, extractor fan

Stairs to the first floor

Carpet, access to loft which is very large, boarded and has loft ladder and light

2 bathrooms
Spacious lounge and dining room
Landscaped garden
5 minutes to New Eltham mainline station
New boiler (2019)

Bedroom 1 13' 8" x 11' 1" (4.16m x 3.38m)

UPVC double glazed window, built in wardrobes, radiator, carpet

En suite

Frosted UPVC double glazed window, shower cubicle, low level wc, wash hand basin, decorative solid wood, tiled walls and floor

Bedroom 2 11' 6" x 10' 3" (3.50m x 3.12m)

UPVC double glazed window, radiator, carpet

Bedroom 3 9' 5" x 5' 11" (2.87m x 1.80m)

UPVC double glazed window, radiator, carpet

Bathroom 6' 6" x 6' 3" (1.98m x 1.90m)

Panelled bath with mixer taps and shower attachment, wash hand basin, low level wc, tiled floor and walls, radiator, decorative solid wood plinth

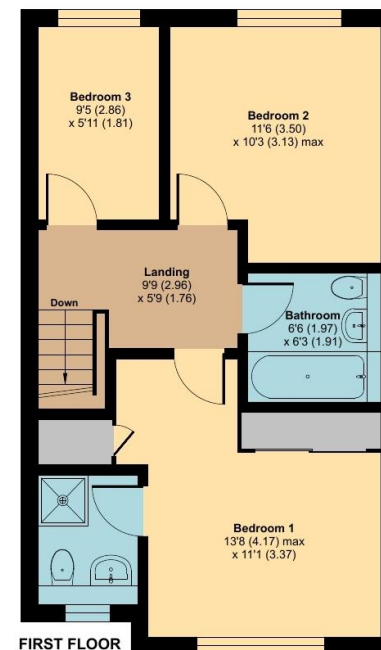
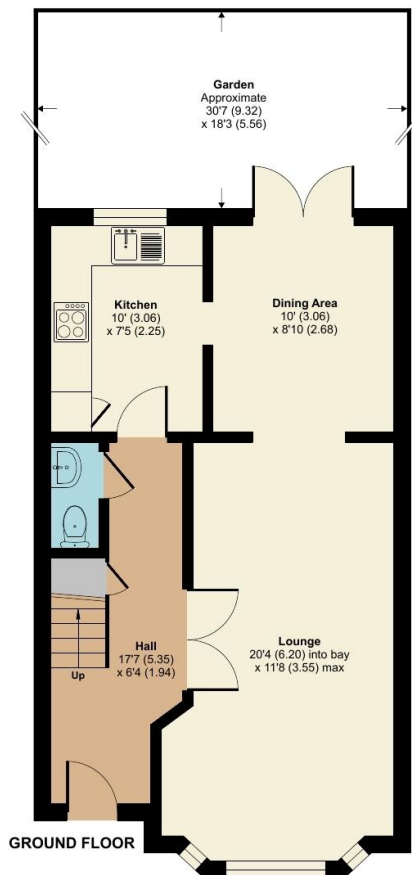
Rear garden 30' 7" x 18' 3" (9.31m x 5.56m)

Modern patio area and laid to lawn

Garage en bloc

With up and over door and space in front of garage





Stanley Close, London, SE9

Approximate Area = 981 sq ft / 91.1 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1372211

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020 8859 4000

405 Footscray Road
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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