



Stondon Park, SE23 | Guide Price £550,000

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In General

- Chain-free
- Share of freehold
- Two double bedrooms
- Private rear garden with new outbuilding
- Modern bathroom suite
- Bright and spacious reception room
- Large kitchen/dining room
- An abundance of natural light
- Close to local amenities
- Great transport links

In Detail

** Guide Price £550,000 - £575,000. ** A wonderful two-double-bedroom ground floor maisonette offering a private rear garden and a fully equipped outbuilding. Offered chain-free and with a share of the freehold.

This charming home is filled with natural light and provides well-balanced, spacious accommodation throughout. The bright reception room, with its classic bay window, creates a welcoming and relaxing living space, while the thoughtfully designed open-plan kitchen/diner is perfect for both everyday living and entertaining. Bifold doors open directly from the kitchen onto a generous 30-foot private rear garden, seamlessly connecting indoor and outdoor living.

The property further comprises two well-proportioned bedrooms, with the principal bedroom benefiting from large built-in wardrobes, together with a stylish and modern bathroom suite.

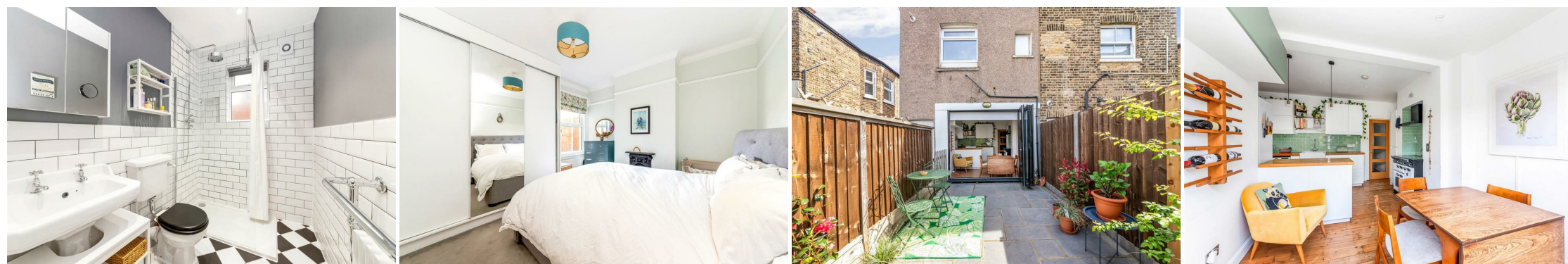
Additional benefits include a versatile garden outbuilding with electricity and integrated internet — ideal for use as a home office or studio — as well as smart heating controls in every room, double-glazed windows, a recently installed front door, excellent storage throughout, and an abundance of natural light.

Ideally located just 0.3 miles from Crofton Park Station and 0.4 miles from Honor Oak Park Station, the property enjoys excellent transport links into central London, including Charing Cross, St Pancras, Waterloo, Blackfriars, London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, and Highbury & Islington.

The area also offers a vibrant selection of local amenities, including well-regarded schools, independent cafés, popular restaurants, cosy gastro pubs, and beautiful green open spaces.

Please call the Pedder Brockley sales team today to arrange a viewing.

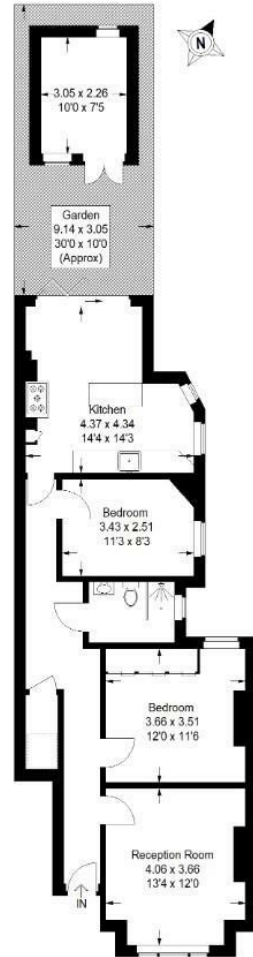
EPC: C | Council Tax Band: C | Share of Freehold: Underlying lease 115 years | SC: Ad hoc | GR: £0 | BI: £401.64 pa



Floorplan

Stondon Park, SE23

Approximate Gross Internal Area
 73.7 sq m / 793 sq ft
 Outbuilding = 7.1 sq m / 76 sq ft
 Total = 80.8 sq m / 869 sq ft



Ground Floor

□ = Reduced headroom below 1.5 m / 5'0

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		69	76
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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