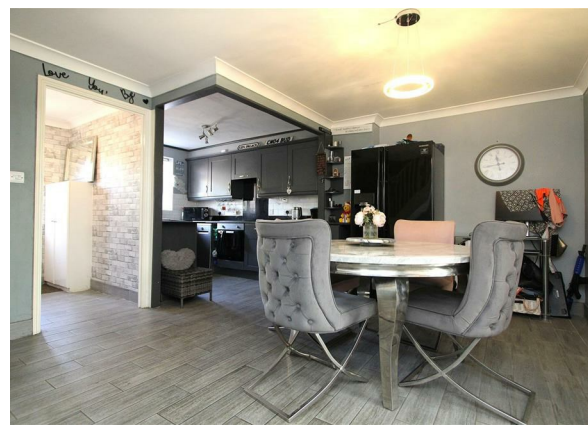


Stanley Close, New Eltham, London, SE9 2BA

£485,000

Council Tax Band: D



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bids: £495,000

Occupying an enviable corner position on one of the most advantageous plots in this quiet cul-de-sac, this modern three/four bedroom semi-detached home offers a rare combination of generous proportions, privacy, and future development potential. Its wider plot and adaptable layout make it an outstanding choice for buyers seeking a home that delivers both immediate comfort and long-term value growth.

The ground floor features a bright entrance hallway, spacious reception room, a stylish kitchen/diner, and a large conservatory currently used as an additional bedroom, a versatile space ideal for a home office, playroom, or second lounge. A convenient ground floor shower room enhances practicality. Upstairs, three well proportioned bedrooms include a spacious principal bedroom with en-suite, complemented by a modern three piece family bathroom.

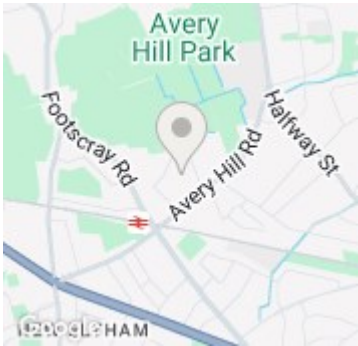
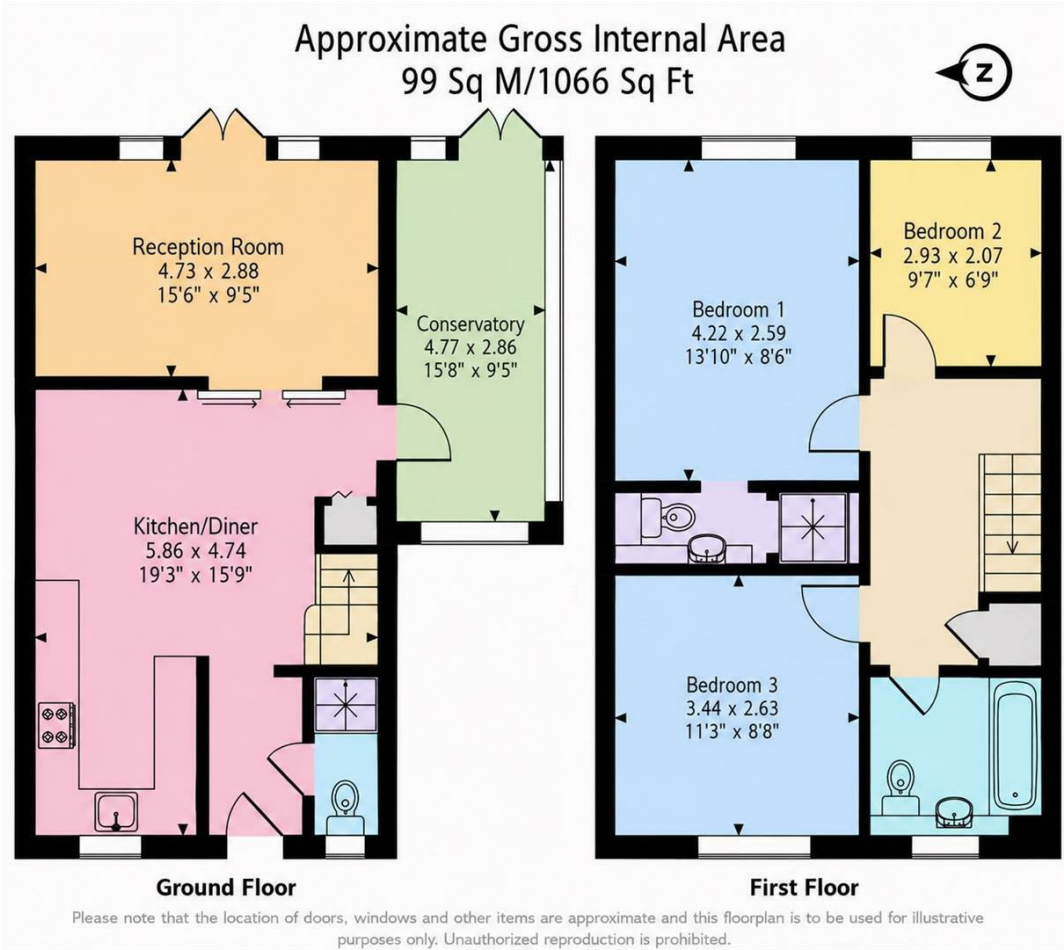
Externally, the private rear garden is wider and more substantial than typically found in similar homes ,a premium feature that enhances lifestyle appeal and future development potential. To the front, a private driveway for two cars plus two additional parking permits adds everyday convenience.

Perfectly placed within a quiet and well regarded corner of New Eltham, Stanley Close offers residents a peaceful suburban lifestyle with the added advantage of superb connectivity. Its location is a key selling point, appealing to families, commuters and professionals alike.

Education is a major draw, with several highly respected schools close by including Wyborne Primary, St Olave's and St Saviour's Grammar, St Thomas More Catholic Comprehensive and Leigh Academy Blackheath, making the area particularly attractive for those prioritising strong schooling options.



Open House South East



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