



3 bed semi-detached house to buy in SE9

Stanley Close, London, London, SE9 2BA

£485,000 Starting Bid

 x 3  x 3  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Spacious three/four bedroom, three bathroom semi-detached
- ✓ Substantial corner plot offering potential to extend
- ✓ Master bedroom with en-suite shower room
- ✓ Separate reception room with French doors onto garden
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

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London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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.

Daily life is well supported by a range of amenities in New Eltham, Eltham High Street and Mottingham, where you'll find cafés, supermarkets, independent shops and essential services. Nature lovers will appreciate the abundance of green space, with Eltham Park South and Oxleas Wood offering beautiful woodland trails and open areas ideal for leisure and relaxation.

Transport connections are excellent, with nearby New Eltham and Eltham stations providing fast, regular services into London Bridge, Charing Cross and Cannon Street. Convenient road links via the A2 and South Circular ensure easy travel across the capital and beyond.

Homes offering this combination of plot size, versatility, and value adding potential rarely come to market, making this an outstanding opportunity for buyers seeking both comfort and future growth.

Viewing is highly recommended to fully appreciate the size, quality and potential of this wonderful property.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £485,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 2005

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

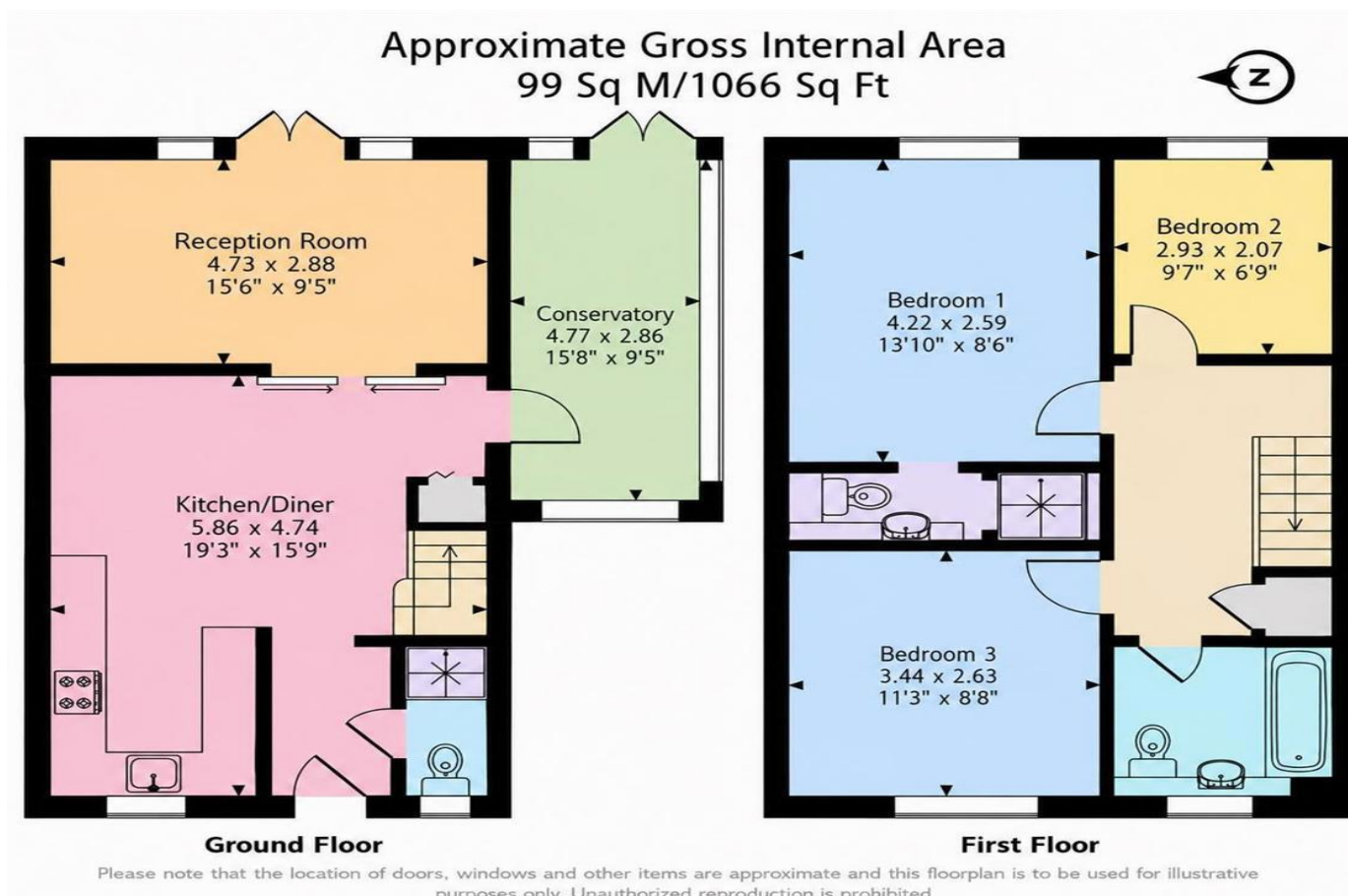
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Stanley Close, London, London, SE9 2BA

Contact your local branch today for more information on this property:

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