



HARRISON INGRAM

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**Stanley Close, New Eltham ,
London, SE9 2BA**



£2,000 pcm

LOCATION, LOCATION, LOCATION - This may sound like an "Estate Agents" cliché, however, if location is a priority when looking for your next home, then we would suggest you WASTE NO TIME in viewing this property.

INTERNAL VIEWING IS AN ABSOLUTE MUST TO FULLY APPRECIATE THE DECEPTIVELY SPACIOUS ACCOMMODATION this terraced house has to offer.

Stanley Close ENVIABLY ENJOYS a unique community location which we feel would make an ideal home for professional people, set within a small development it is SUPERBLY SITUATED for many amenities including; MAINLINE STATION for the busy commuter, local as well as HIGH STREET SHOPPING, bars, restaurants, parks, bus routes, road links and SOUGHT AFTER SCHOOLS.

The property has been completely redecorated and offers ready to move into accommodation.

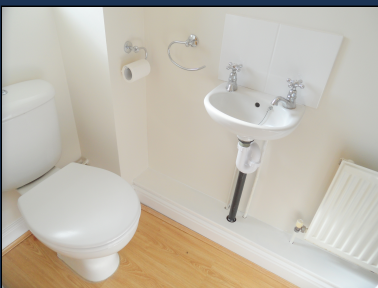
The accommodation and features include; lounge/diner with patio door leading on to the garden, fitted kitchen with appliances, GROUND FLOOR CLOAKROOM with utility area, three bedrooms, MASTER bedroom boasts an EN-SUITE, family bathroom, easy to manage garden, garage as well as residents parking permit, gas central heating, double glazing and NEW CAREPTS.

ALL IN ALL, A LOVELY HOME.

ENTRANCE HALL

Part glazed entrance door, double built in cupboard housing meters and main electric fuse box, radiator, smoke alarm, laminate wood flooring.

CLOAKROOM/UTILITY



Double glazed frosted window to front, white suite comprising low level WC and small wash hand basin with chrome taps, radiator, washing machine, worktop surface.

LOUNGE/DINER

18' 8" x 15' 6" (5.69m x 4.72m) Lovely size room with double glazed window to rear and patio doors leading onto the garden, coved ceiling, radiator x 3, laminate wood flooring, open plan staircase with fitted carpet.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

KITCHEN

10' 8" x 8' 8" (3.25m x 2.64m) Double glazed window to front, fitted with matching range of wall, bases and drawer units with chrome handles, inset stainless steel sink unit with chrome mixer tap, built in stainless steel electric oven, inset stainless steel 4 ring gas hob with extractor above, tiled to splashback areas, boiler for central heating and hot water, dishwasher, integrated fridge/freezer, laminate wood flooring, ample worktop space.

LANDING

Access to loft, thermostat, fitted carpet, radiator, deep built in airing cupboard housing hot water cylinder.

BEDROOM 1

13' 11" x 8' 8" (4.24m x 2.64m) Double glazed window to rear, double built in wardrobe with mirror sliding doors, radiator, fitted carpet, door to:-

EN-SUITE



White suite comprising fully tiled shower cubicle, low level WC with concealed cistern and wash hand basin with chrome taps, radiator, laminate wood flooring, extensively tiled walls, extractor, radiator, wall mounted heater.

BEDROOM 2



11' 8" x 8' 8" (3.56m x 2.64m) Double glazed window to front, double built in wardrobe with mirror sliding doors, radiator, fitted carpet.

BEDROOM 3



9' 9" x 6' 10" (2.97m x 2.08m) Double glazed window to rear, built in wardrobe, radiator, fitted carpet.

BATHROOM

Frosted double glazed window to front, white suite comprising shaped panelled bath with chrome mixer tap and independent shower unit, low level WC with concealed cistern and wash hand basin with chrome taps, radiator, laminate wood flooring, tiled to splashback areas.

GARDEN

Mainly laid to lawn and easy to maintain.

GARAGE

En-bloc plus permit residents parking.