



Manor Lane Hither Green SE13

Price **£950,000 Freehold**

Bedrooms: 3 Receptions: 2 Bathrooms: 1

Located in one of the most sought after locations and positioned opposite Manor House Gardens this three bedroom Edwardian terraced family home with potential for a loft conversion (subject to planning permission). Energy Efficiency Rating C.

John Payne

These details available online at johnpayne.com/P209360
Arrange a viewing on 020 8852 8633

 onTheMarket.com

Located in one of the most sought after locations and positioned opposite Manor House Gardens this three bedroom Edwardian terraced family home with potential for a loft conversion (subject to planning permission). Recently extended to the ground floor creating a large family room including a newly fitted kitchen. Other benefits include a ground floor WC and shower/utility room. Energy Efficiency Rating C.

ENTRANCE

Entrance Hall

Obscure window to front, hardwood door, radiator, engineered oak wood flooring, coved ceiling, stairs to first floor.

WC

Low level WC, wash hand basin, downlight, engineered oak flooring.

Shower Room/Utility

Wall and base units, space for washing machine and tumble dryer, walk-in rain drop shower, oakwood floor.

Lounge

Double glazed square bay window to front, radiator, wood burner with oak mantle and granite hearth, ceiling rose, coved ceiling, fitted carpet.

Kitchen/Dining Room

Range of Shaker style wall and base units, wooden square edge worksurfaces over, integrated fridge/freezer and dishwasher, ceramic sink, space for Range style cooker with extractor hood over, downlights, two Velux windows to rear, double glazed window to rear, double glazed bi-fold doors leading to garden, tiled flooring to kitchen area, engineered oak wood flooring to dining room.

Landing

Access to loft, built-in cupboard, fitted carpet.

Bedroom 1

Double glazed window to front with shutters over looking Manor house gardens, radiator, feature cast iron fireplace, coved ceiling, fitted carpet.

Bedroom 2

Double glazed window to rear with shutters, radiator, fitted cupboard, fitted carpet.

Bedroom 3

Double glazed window to front with shutters overlooking Manor House gardens, radiator, fitted carpet.

Bathroom

Double glazed window to rear, radiator with heated towel rail, feature cast iron fireplace, roll top bath, low level WC, pedestal wash hand basin, shower cubicle, tiled flooring, part tiled walls.

GARDEN

West facing rear garden, patio area, laid to lawn.

Home office and seating area to rear.

TENURE: FREEHOLD

Particulars of the title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

TOTAL APPROX. INTERNAL FLOOR AREA:
1223 SQ.FT. (113.6 SQ.M.)

Local Authority

Lewisham London

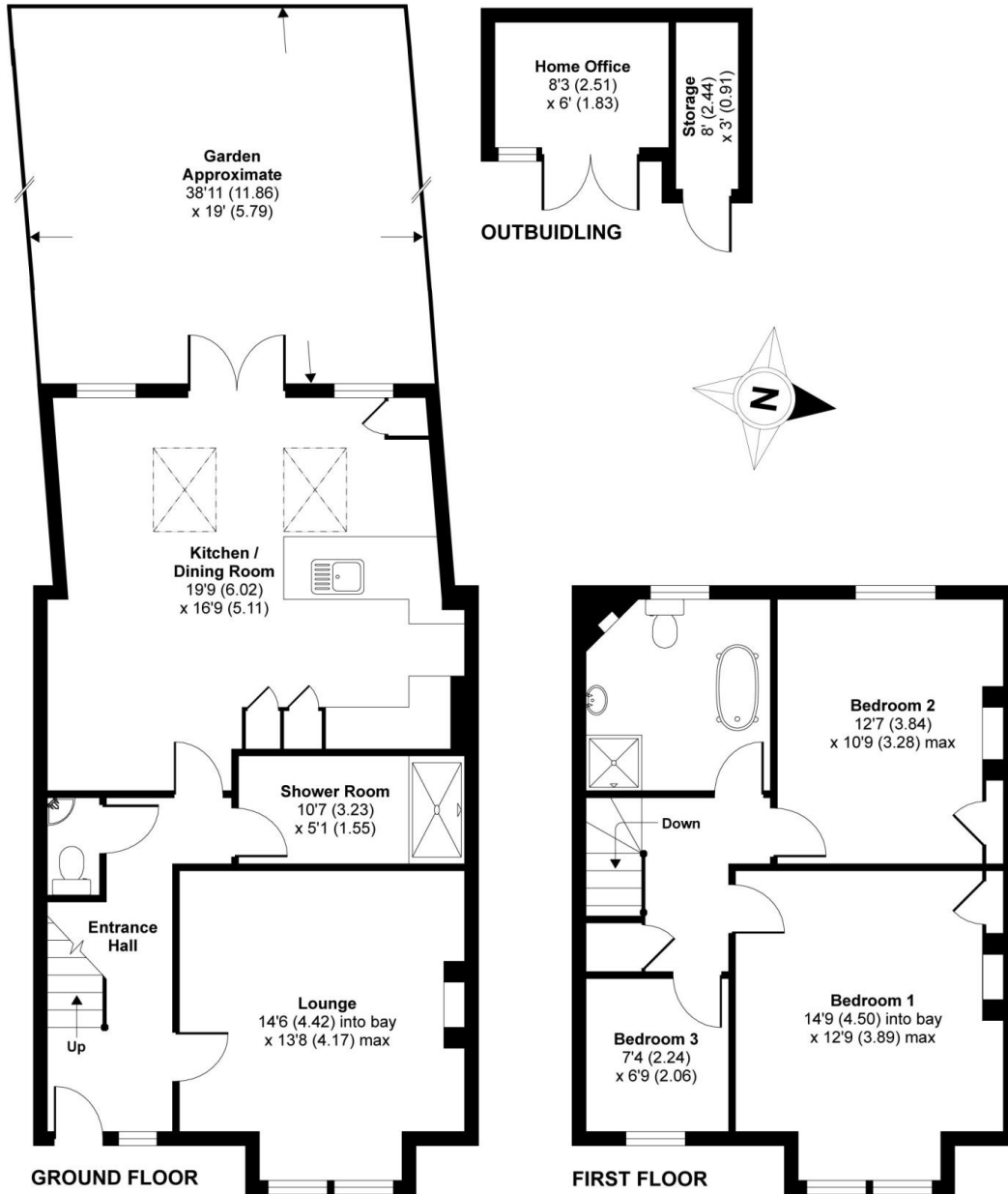
Viewing Arrangements

Viewing by prior appointment through vendor's agents John Payne on 020 8852 8633
John Payne Estate Agents, 119 Burnt Ash Road, Lee, SE12 8RA
or email us on lee@johnpayne.com



Manor Lane, London, SE13

APPROX. GROSS INTERNAL FLOOR AREA 1223 SQ FT 113.6 SQ METRES (EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	69	85
England & Wales	EU Directive 2002/91/EC	

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval. Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We are members of The Property Ombudsman scheme for estate agents & subscribe to their Code of Practice.

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