



52 Manor Park

- One of the best-presented homes we have ever brought to the market
- Beautifully refurbished and extended semi-detached house
- Ample driveway parking with electric car charging capability
- Owned solar panels to both front and rear elevations
- Impressive landscaped rear garden
- Garden room with separate WC and kitchen area
- Front reception room plus second reception overlooking the garden
- Contemporary fitted kitchen with integrated appliances
- Principal bedroom and guest bedroom
- Stylish first-floor shower room

TOTAL FLOOR AREA: 85 sq.m. approx

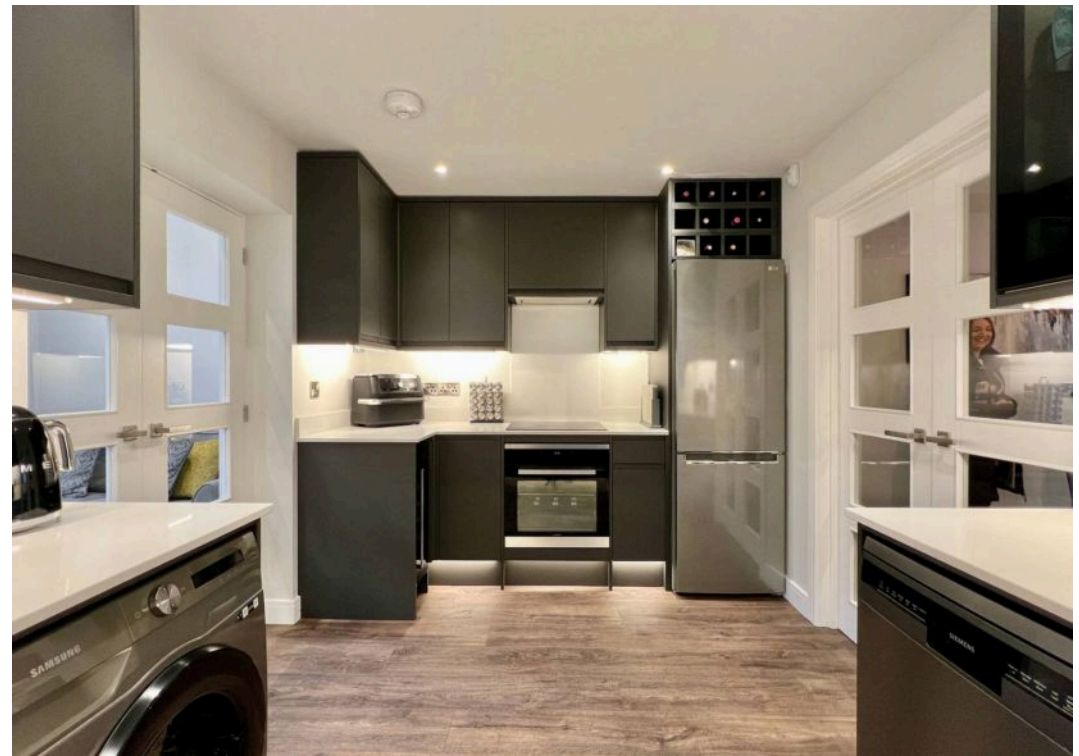
Main services of gas, electricity, water and drainage are connected

Broadband speeds of upto 900mbps are available and mobile signal across Vodafone, EE, O2 and 3 is good/variable (Source: Ofcom)

Council Tax Band B. Charges payable for 2025/26 - £1,779.17. Tenure: Freehold

EPC: A





*Put simply, **one of the best-presented homes we have ever brought to the market.***

This superbly refurbished and extended semi-detached property offers an impressive blend of quality, contemporary styling and thoughtful design throughout, together with excellent energy-efficient additions and fantastic outside space.

A welcoming entrance hall provides access to the principal ground-floor rooms, with stairs rising to the first floor. To the front sits a bright and comfortable reception room, while to the rear is a beautifully appointed second reception/living room enjoying views over the garden. The heart of the home is the fully fitted contemporary kitchen, complete with sleek units, integrated appliances and a clean, modern finish. Upstairs, the property offers a well-proportioned principal bedroom, a guest bedroom, and a stylish shower room.

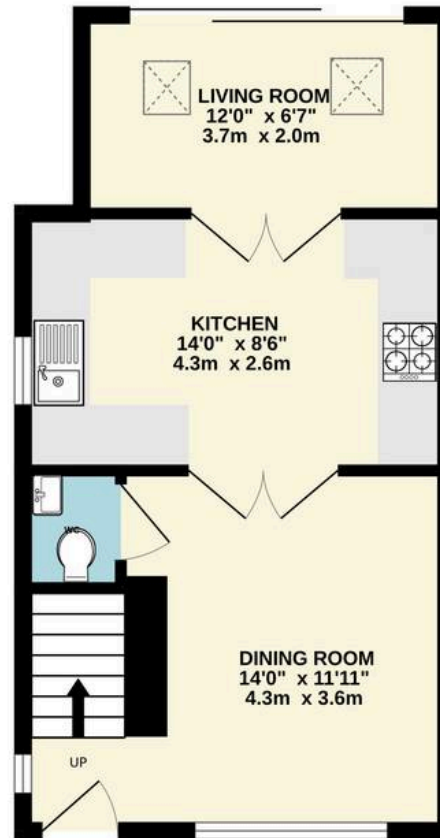
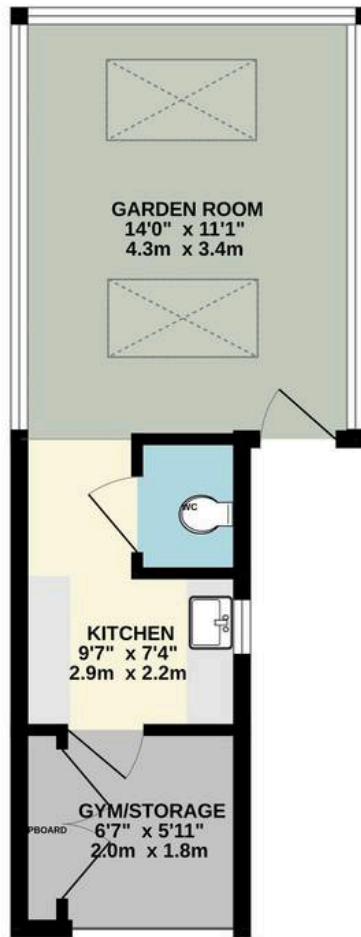
The rear garden has been landscaped to a high standard, providing a peaceful and private outdoor space ideal for entertaining and relaxation. A standout feature is the stunning garden room, thoughtfully designed with its own separate WC and kitchen area, making it perfect as a studio, entertaining space or home office. Adjoining this is a versatile gym/store, adding further practicality to the property.

To the front, the property benefits from ample driveway parking, electric car charging capability, and owned solar panels to both the front and rear elevations, offering energy savings and improved efficiency.

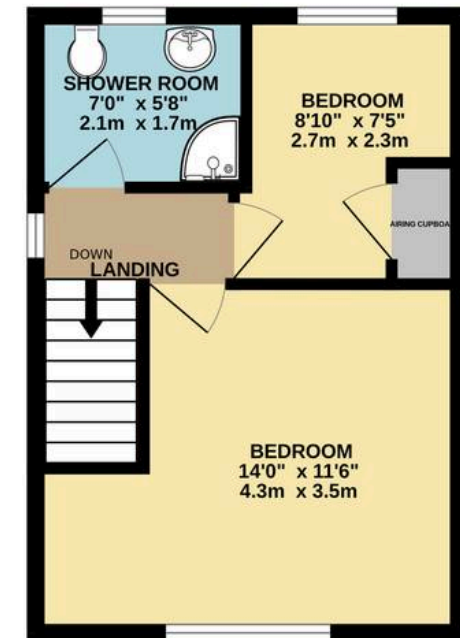
52 Manor Park is an exceptional home where every detail has been carefully considered. Beautifully finished, impressively appointed and boasting outstanding ancillary accommodation, this property truly has to be seen to be fully appreciated.



GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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