

Stanfords
— sales & lettings —



£385,000

1 bedroom flat

Manor Park
Hither Green

Read all about it...

Offered to the market with no onward chain - this beautifully presented ground floor garden flat is located on Manor Park, a sought-after residential street in the heart of Hither Green, ideally situated for friendly local shops, cafes and pubs, great transport links and just moments away from the green open spaces of Manor House Gardens and Manor Park.

Set on the ground floor of a period conversion and benefitting from off-street parking and ample built-in storage throughout, this versatile property consists of a spacious lounge, with beautiful period features, a good-sized double bedroom with direct access to a light and airy conservatory, and a modern kitchen and shower room.

Stepping outside, the garden can be accessed via the conservatory and kitchen and offers a wonderful space for al fresco dining, entertaining friends and family or simply lounging in the sun.

GROUND FLOOR

Lounge

15' 9" x 13' 5" (4.80m x 4.09m)

Double-glazed sash windows, plantation shutters, chandelier ceiling light, built-in alcove cupboards, fireplace, radiator, fitted carpet.

Kitchen

11' 2" x 6' 5" (3.40m x 1.96m)

Double-glazed sash window, door to garden, ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated oven, hob and extractor hood plumbing for washing machine, radiator, laminate flooring.

Bedroom

13' 5" x 11' 6" (4.09m x 3.51m)

Double-glazed doors, chandelier ceiling light, radiator, fitted carpet.

Conservatory

7' 9" x 7' 9" (2.36m x 2.36m)

Sliding doors to garden, laminate flooring.

Shower Room

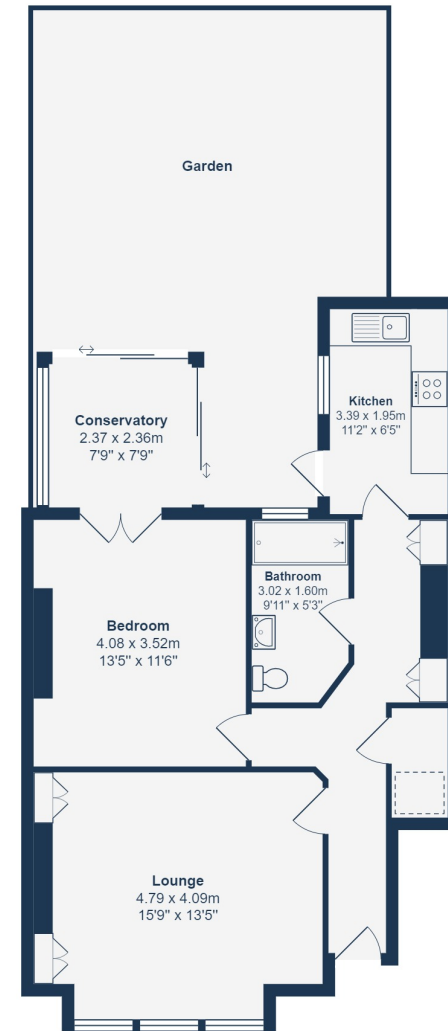
9' 11" x 5' 3" (3.02m x 1.60m)

Double-glazed sash window, ceiling spotlights, walk-in shower, washbasin on vanity unit, WC, heated towel rail, laminate flooring.

OUTSIDE

Garden

Raised decking leading to lawn and storage shed, off-street access.



Ground Floor

Total Area: 64.1 m² ... 690 ft² (excluding garden)

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

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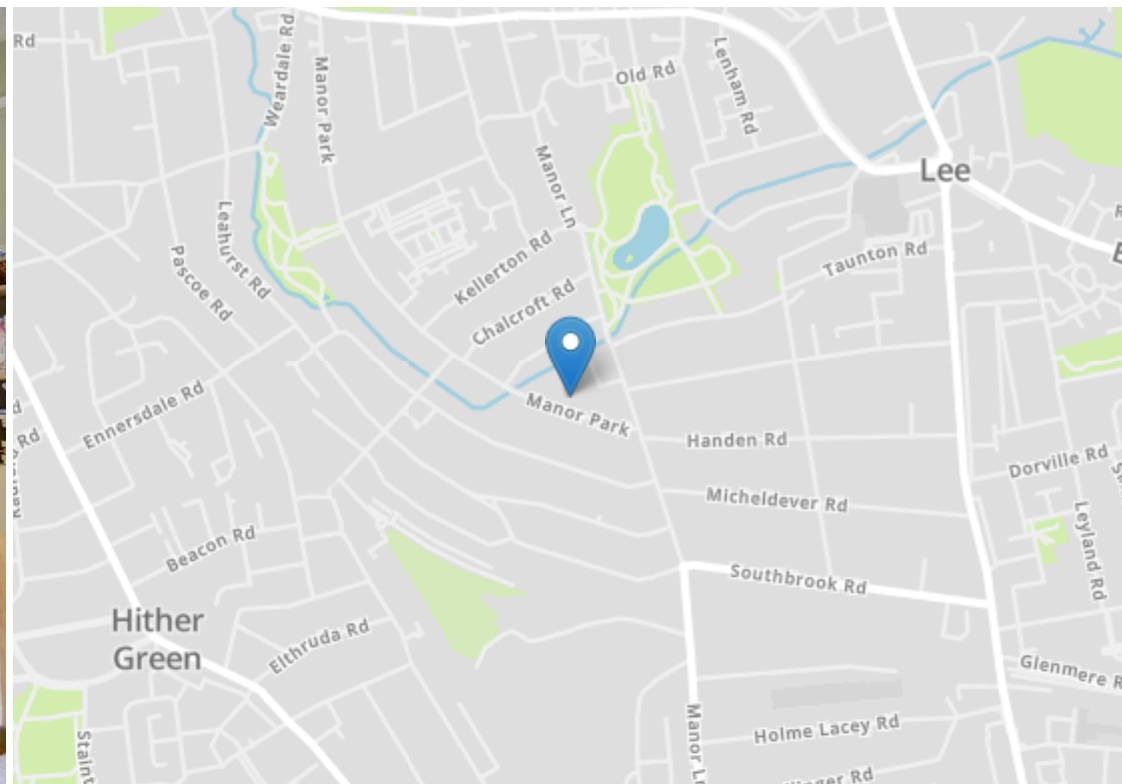


GROUND FLOOR FLAT
CONSERVATORY/SUN ROOM
TOTAL AREA - 690SQFT.



MODERN KITCHEN &
BATHROOM
OFF - STREET PARKING
FRONT AND REAR GARDEN





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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