



Guide Price £500,000 Share of Freehold
2 bedroom flat

Manor Lane
SE12

Read all about it...

Set on the highly sought-after Manor Lane, this lovely two-bedroom ground floor flat offers a great combination of space, style, and convenience.

Perfectly positioned for commuters, the property sits just 0.3 miles from Hither Green Station and 0.4 miles from Lee Station, providing quick and easy links into Central London and surrounding areas. The beautiful Manor House Gardens are only a three-minute walk away, along with a selection of local cafés, restaurants, and everyday amenities. Inside, the flat features wooden floorboards throughout and well-proportioned rooms, including a generous lounge, a large master bedroom, and a second bedroom that would work well as a guest room, study, or children's bedroom.

The modern bathroom is well presented, while the separate kitchen and dining room create a practical and sociable layout. From the dining room (which could also be used as a third bedroom,) doors open directly onto the private garden, ideal for relaxing or entertaining outdoors. There is also excellent storage space, with four built-in cupboards located throughout the hallway.

This delightful property combines period charm with modern touches and is ideally suited to first-time buyers, professionals, or downsizers looking for a comfortable home in a fantastic location close to transport links and green space.

GROUND FLOOR

Entrance Hall

Wooden floor, radiator, coved ceiling, pendant light, wall lights.

Lounge

4.01m x 3.91m (13' 2" x 12' 10")
Pendant light, double glazed bay window, fitted window shutters, cast iron fireplace, alcoves with fitted shelving, wooden floor.

Kitchen

3.07m x 2.15m (10' 1" x 7' 1")
Pendant light, double glazed window, matching wall and base units, electric hob, integrated extractor hood, integrated oven, stainless steel wash basin with mixer tap, tiled floor.

Bedroom

4.01m x 3.43m (13' 2" x 11' 3")
Pendant light, double glazed window to rear, radiator, fitted alcove shelving, wooden floor.

Bedroom

3.07m x 2.17m (10' 1" x 7' 1")
Pendant light, double glazed window to side, radiator, wooden floor.

Dining Room

3.07m x 3.02m (10' 1" x 9' 11")
Pendant light, double glazed window to rear, fire place alcove, door to side, radiator, wooden floor.

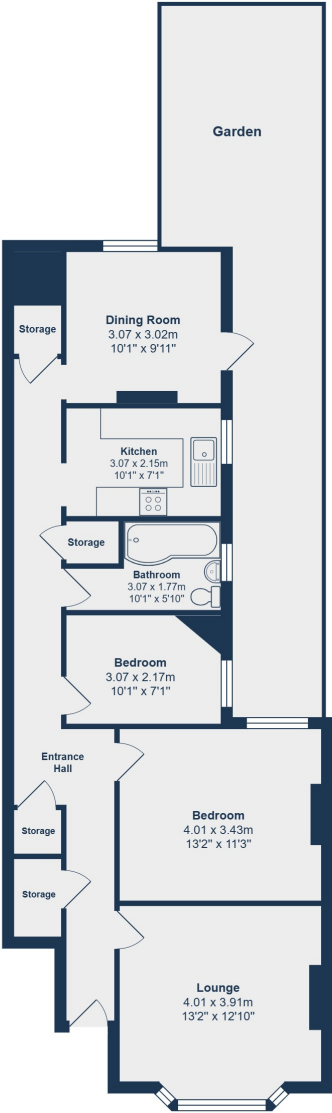
Bathroom

3.07m x 1.77m (10' 1" x 5' 10")
Double glazed window to side, tiled floor, partly tiled walls, panel enclosed bath with mixer tap and wall shower attachment, hidden cistern low level W/C, wall mount wash basin with mixer tap, heated towel rail, extractor fan, inset spotlights.

OUTSIDE

Garden

Decking leading to grass and flower beds with fruit trees, and to the side, astro turf with climbing plants



Total Area: 78.9 m² ... 849 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.

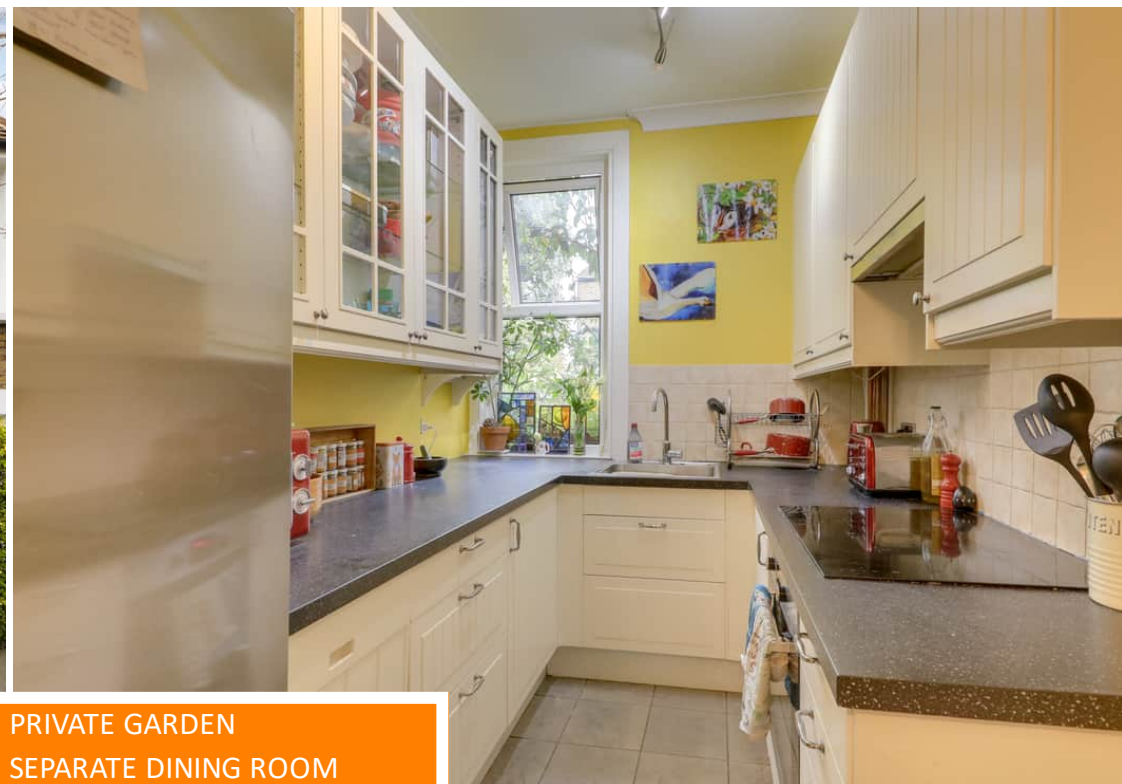
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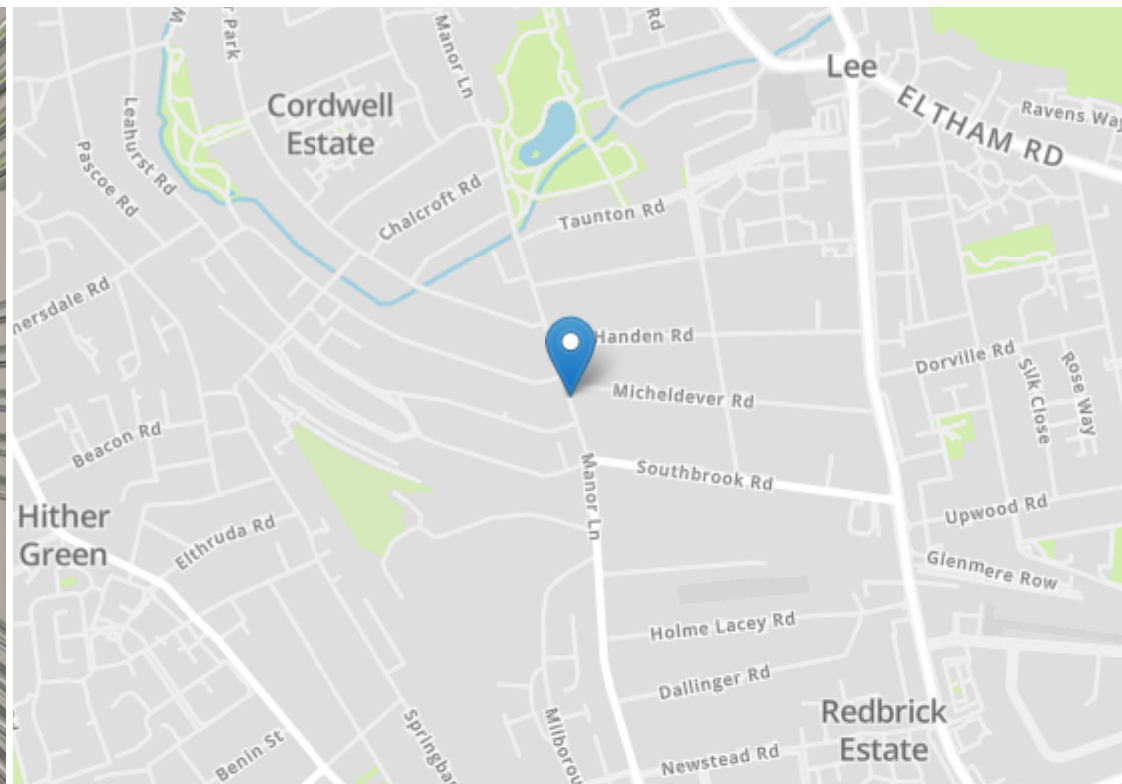


TWO BEDROOMS
STORAGE THROUGHOUT
0.3MI TO HITHER GREEN
STATION



PRIVATE GARDEN
SEPARATE DINING ROOM
TOTAL FLOOR AREA: 849 SQ.FT.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(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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