

# Stanfords

— sales & lettings —



**£875,000**

3 bedroom terraced house

Manor Lane  
Hither Green

# Read all about it...

A fantastic opportunity for a buyer looking to put their own stamp on their next home!

Offered to the market with no onward chain and located on Manor Lane, a sought-after street in the Lee Manor Conservation Area, this property is ideally situated for good nurseries and schools, including the 'Outstanding' rated Brindishe Manor Primary School, friendly local shops, cafes and pubs and Hither Green Station. Blackheath Village can be found less than a mile away and offers a wide range of boutique shops, bars and restaurants.

The beautiful open spaces of Manor House Gardens are also just a stone's throw away, with a children's play area, tennis courts, a lake, the popular Pistachios in the Park cafe and a dog park.

In need of modernisation throughout and offering plenty of scope to extend (STPP), the ground floor of this property features a spacious living room, dining room and kitchen to the rear. On the first floor, there are three bedrooms, a shower room with separate WC and access to the loft space. Outside this property benefits from a spacious rear garden and a large storage shed.

## GROUND FLOOR

### Living Room

13' 11" x 13' 6" (4.24m x 4.11m)

Double-glazed windows, pendant ceiling light, fireplace, radiator, fitted carpet.

### Dining Room

13' 0" x 11' 11" (3.96m x 3.63m)

French doors to garden, pendant ceiling light, electric fireplace, radiator, fitted carpet.

### Kitchen

8' 11" x 7' 8" (2.72m x 2.34m)

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

## FIRST FLOOR

### Bedroom

13' 11" x 11' 8" (4.24m x 3.56m)

Double-glazed windows, pendant ceiling light, cupboard housing hot water cylinder, radiator, fitted carpet.

### Bedroom

13' 11" x 11' 8" (4.24m x 3.56m)

Double-glazed windows, pendant ceiling light, built-in cupboards, radiator, fitted carpet.

### Bedroom

9' 9" x 6' 10" (2.97m x 2.08m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Shower Room

7' 8" x 5' 0" (2.34m x 1.52m)

Sash window, ceiling light, walk-in shower, washbasin on vanity unit, radiator, vinyl flooring.

### W/C

4' 6" x 2' 8" (1.37m x 0.81m)

Window, WC, vinyl flooring.

## OUTSIDE

### Garden

Paved patio leading to lawn with mature plant borders and large storage shed.



Like what you see?

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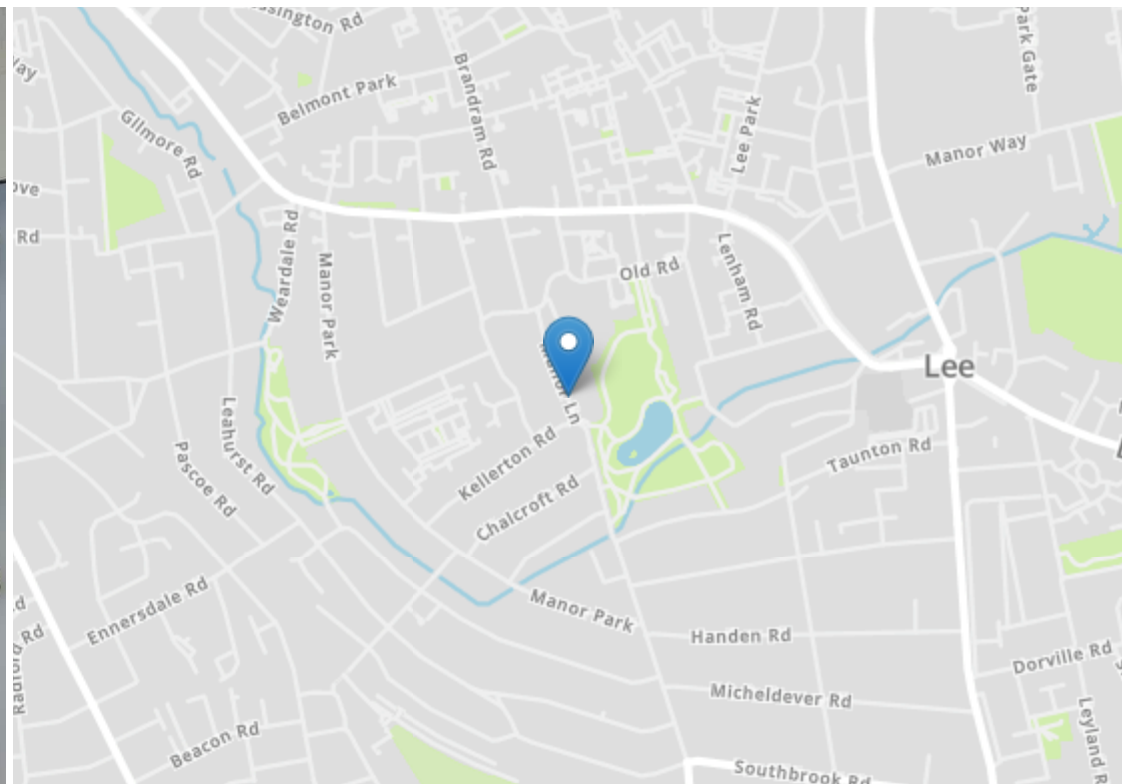
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THREE BED FAMILY HOME  
SOUGHT AFTER LOCATION  
BACKS ON TO MANOR HOUSE  
GARDENS

IN NEED OF MODERNISATION  
POTENTIAL TO EXTEND (STP)  
CLOSE TO HITHER GREEN STATION





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