

Stanfords  
— sales & lettings —



**Guide Price £1,000,000 Freehold**  
3 bedroom semi-detached house

Manor Lane  
Lee

## Read all about it...

An impressive three-bedroom family home, spanning over 1,300sqft and immaculately presented throughout.

The ground floor of this semi-detached house has been lovingly extended, creating a sleek and modern open plan kitchen/living room to the rear, perfect for entertaining and the practicalities of everyday family life. The spacious entrance hall also leads on to a bright living room, boasting beautiful period features, a handy cloakroom and downstairs shower room, as well as a study area with hatch access to basement, providing generous additional storage space.

Upstairs there are three bedrooms on the first floor, two of which are good-sized doubles, and a family bathroom. The top floor has been converted, creating a bright and spacious loft room, utilised as home office/guest room by the current owners.

Stepping outside, Bifold doors open onto a raised decking area, providing a great way to bring the outside in on warmer days, with steps leading to a spacious lawn and paved patio. This property also benefits from a recently landscaped front garden and side access to the rear garden.

Situated on the Manor Lane, this property is ideally located for the many local shops, cafes and pubs Hither Green and Lee have to offer, good nurseries and schools, great transport links and is just moments away from the green open spaces of Manor House Gardens.



**MODERN KITCHEN EXTENSION  
LOFT ROOM  
CLOSE TO HITHER GREEN  
STATION**

**BEAUTIFULLY DECORATED  
THROUGHOUT  
STUNNING GARDEN  
APPOX 1,354 SQFT.**

**Like what you see?**

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to arrange a viewing or request further information



## GROUND FLOOR

### Lounge

13' 8" x 12' 7" (4.17m x 3.84m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, fireplace, alcove cabinets, radiator, original wood floorboards.

### Open Plan Kitchen / Living Room

13' 8" x 12' 7" (4.17m x 3.84m)

Bi-folding doors to garden, Velux roof windows, ceiling lights, fitted kitchen units with matching island, sink with mixer tap and drainer, integrated dishwasher, washer/dryer, wine cooler, 5 ring gas hob, extractor hood, electric oven and microwave, combi boiler, wall radiator, wood flooring.

### Cloakroom

5' 9" x 3' 7" (1.75m x 1.09m)

Ceiling light, built- storage unit.

### Shower Room

7' 8" x 3' 7" (2.34m x 1.09m)

Ceiling spotlights, walk-in shower with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

## FIRST FLOOR

### Bedroom

13' 4" x 12' 7" (4.06m x 3.84m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, original fireplace, radiator, fitted carpet.

### Bedroom

11' 10" x 11' 6" (3.61m x 3.51m)

Double-glazed window, pendant ceiling light, original fireplace, built-in cupboard, radiator, fitted carpet.

### Bedroom

8' 10" x 6' 9" (2.69m x 2.06m)

Double-glazed window, plantation shutters, pendant ceiling light, built-in storage unit, radiator, fitted carpet.

### Bathroom

7' 6" x 6' 4" (2.29m x 1.93m)

Double glazed window, ceiling light, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, tiled flooring.

## SECOND FLOOR

### Loft Room

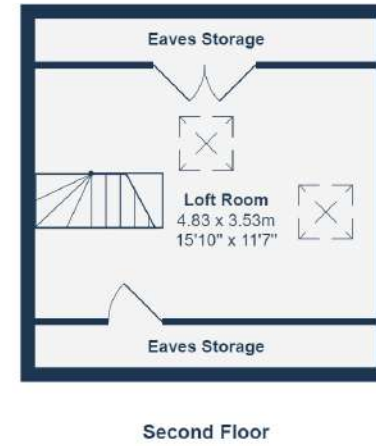
15' 10" x 11' 7" (4.83m x 3.53m)

Velux roof windows, ceiling spotlights, eaves storage, radiator, fitted carpet.

## OUTSIDE

### Garden

Off street access, raised decking leading to artificial lawn, paved patio to side and storage shed.

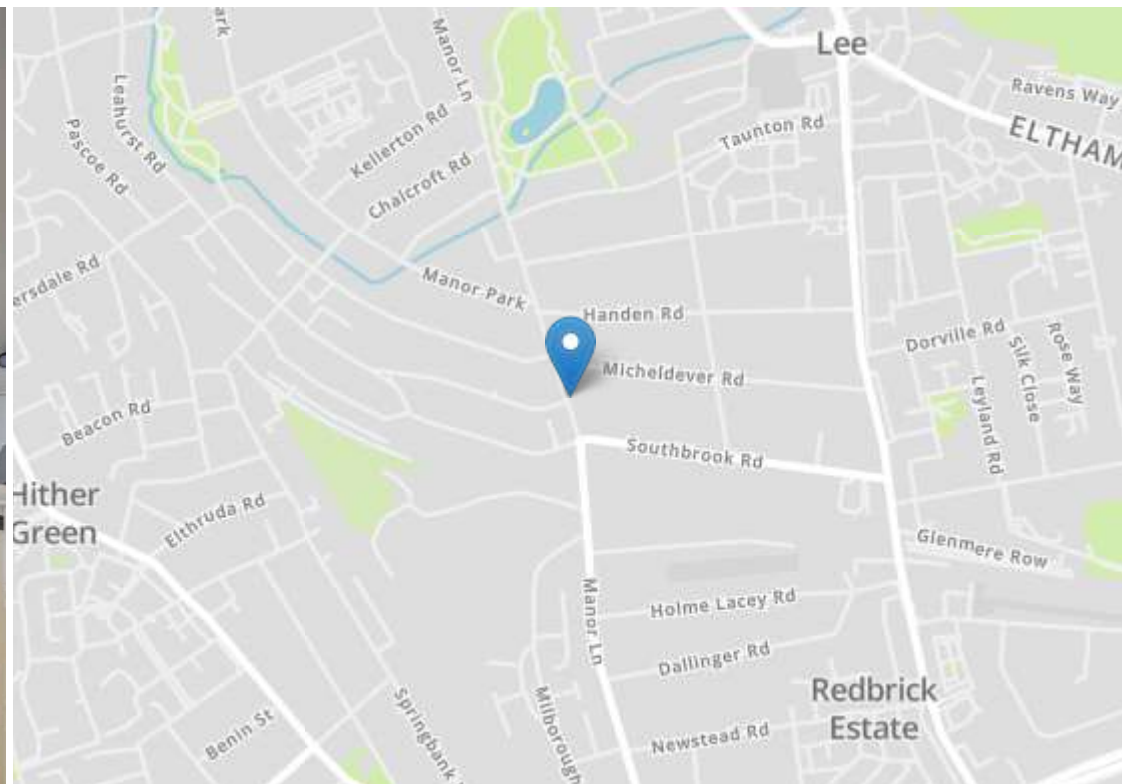


Total Area: 125.8 m<sup>2</sup> ... 1354 ft<sup>2</sup> (excluding garden, eaves storage)

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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