



STANFORDS

Manor Park, London

Guide Price £475,000



Offered to the market with no onward chain, this two-bedroom ground floor maisonette enjoys its own private entrance and a wonderful blend of period character and contemporary style.

The property retains many charming period features while incorporating light, contemporary finishes throughout. The accommodation comprises two bedrooms, including a generous principal bedroom positioned to the front of the property, featuring an attractive bay window that floods the room with natural light, alongside a modern shower room.

To the rear, the reception room is centred around a charming feature fireplace, creating an inviting space for both relaxing and entertaining. There is ample room for both living and dining areas, with the space flowing seamlessly into the well-appointed kitchen. Fitted with sleek contemporary units and benefitting from a useful utility area, the kitchen offers both practicality and style.

A real highlight of the property is the south-facing private garden, which is spacious, well maintained and thoughtfully designed.

Manor Park is one of Hither Green's most desirable residential roads, renowned for its handsome period homes, leafy surroundings and strong sense of community. Hither Green itself is particularly popular thanks to its friendly village atmosphere, independent cafés, local shops and excellent everyday amenities. The beautiful Manor House Gardens is just moments away, offering open green space, tennis courts and a popular café.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- **Ground Floor Maisonette**
- **No Onward Chain**
- **Private South Facing Garden**
- **Period Features**





GROUND FLOOR

Lounge

17' 11" x 10' 10" (5.45m x 3.31m)

Double-glazed window, pendant ceiling light, fireplace, radiator, wood flooring.

Kitchen

9' 10" x 9' 3" (3.00m x 2.82m)

Double-glazed windows and door to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven, gas hob and extractor hood, vinyl flooring.

Utility

Plumbing for washing machine.

Bedroom

13' 6" x 13' 3" (4.11m x 4.05m)

Double-glazed windows, chandelier ceiling light, fitted wardrobes, fireplace, radiator, wood flooring.

Bedroom

9' 3" x 4' 11" (2.82m x 1.51m)

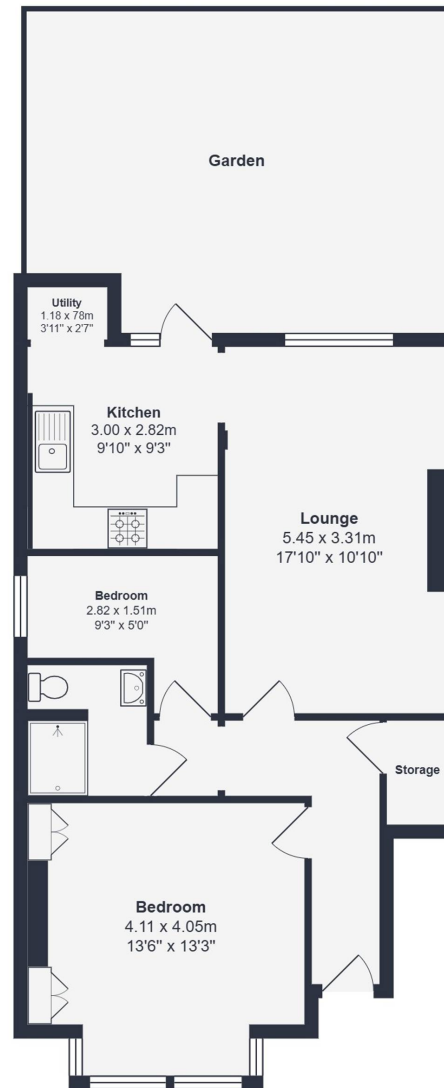
Double-glazed window, pendant ceiling light, fitted carpet.

Shower Room

6' 4" x 5' 10" (1.94m x 1.77m)

Inset ceiling spotlights, walk-in shower, washbasin, WC, column radiator with towel rail, tile flooring.





Ground Floor

Total Area: 62.1 m² ... 669 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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