



STANFORDS

Manor Park, London  
£1,250,000



A beautifully presented and loft extended five-bedroom family home, set on Manor Park, one of Hither Green's most sought-after residential roads. Thoughtfully updated by the current owners, the property effortlessly blends the period charm that makes these homes so desirable with light and modern interiors designed for contemporary family living.

Benefitting from a paved driveway to the front, the property immediately impresses with its sense of space and flow. The ground floor has been carefully arranged to create a wonderful environment for both everyday family life and entertaining. To the front, the elegant reception room is flooded with natural light from a large bay window and features a charming fireplace and bespoke fitted cabinetry, creating a warm and inviting space to relax.

To the rear, the home opens into a generous open-plan dining area and sleek contemporary kitchen, complete with integrated appliances, a central island with breakfast bar, and ample storage and worktop space. French doors open directly onto the rear patio, creating a seamless connection to the garden and the perfect setting for alfresco dining and summer entertaining. Beyond, the beautifully landscaped south-facing garden offers plenty of space for children to play, keen gardeners to enjoy, and the whole family to relax in the sun.

The ground floor also benefits from a dedicated study, ideal as a home office, homework room, or creative space, alongside a useful utility room and guest WC.

Upstairs, the first floor comprises three bedrooms, including two generous doubles with bespoke fitted wardrobes, served by a stylish family bathroom. The loft conversion provides two further bedrooms, both flooded with natural light, alongside a contemporary shower room, creating an ideal space for older children, guests, or flexible home working.

Manor Park is widely regarded as one of Hither Green's premier roads, renowned for its attractive period homes, leafy surroundings, and strong community spirit. The area is particularly popular with families, benefiting from a fantastic selection of highly regarded nurseries and schools, including the Ofsted Outstanding-rated Brindishe Manor Primary School.

Residents enjoy a wonderful village-like atmosphere, with independent cafés, local shops, restaurants, and everyday amenities all within easy reach. The beautiful open spaces of Manor House Gardens are just moments away, offering tennis courts, a popular café, and extensive green space to enjoy throughout the year.



The area is exceptionally well connected, with Hither Green Station providing fast and frequent services into Central London. Nearby Lewisham offers DLR and additional National Rail connections, while Blackheath is within easy reach, renowned for its boutique shops, independent restaurants & bars.

**Council Tax band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: E**

- **Beautifully Presented & Loft Extended Family Home**
- **Five Bedrooms & Two Bathrooms**
- **South-Facing Landscaped Garden**
- **Driveway with Off-Street Parking**
- **Open-Plan Kitchen & Dining Space**
- **Utility Room & Guest WC**
- **Close to Hither Green Station**
- **Close to Brindishe Manor Primary School**





## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs storage cupboard, column radiator, wood flooring.

### Reception Room

15' 10" x 12' 6" (4.83m x 3.82m)

Bay windows, fitted shutters, ceiling light, fireplace, alcoves shelving and cabinetry, radiator, wood flooring.

### Kitchen & Dining Room

18' 10" x 13' 2" (5.75m x 4.02m)

Crittall doors to garden, inset ceiling spotlights, pendant ceiling lights, fitted kitchen units and island, sink with mixer tap and drainer, integrated dishwasher, oven, gas hob, extractor hood, fridge and freezer, built-in alcove storage cupboards, column radiators, wood flooring.

### Study

9' 7" x 4' 6" (2.92m x 1.38m)

Double-glazed windows and door to garden, inset ceiling spotlights, fitted storage units and desk, radiator, wood flooring.

### Utility/WC

9' 7" x 3' 10" (2.92m x 1.18m)

Inset ceiling spotlights, fitted base unit with space for washing machine and dryer, and shelving, sink with mixer tap, WC, radiator, tile flooring.

## FIRST FLOOR

### Landing

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



**Bedroom**

15' 10" x 11' 5" (4.83m x 3.48m)

Bay windows, fitted shutters, pendant ceiling light, fireplace, built-in wardrobes, radiator, fitted carpet.

**Bedroom**

13' 2" x 12' 8" (4.02m x 3.86m)

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

**Bedroom**

9' 2" x 7' 1" (2.79m x 2.17m)

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

**Bathroom**

8' 1" x 5' 10" (2.47m x 1.78m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

**SECOND FLOOR****Bathroom**

8' 8" x 6' 3" (2.65m x 1.91m)

Double-glazed window, inset ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, vinyl flooring.

**Bedroom**

10' 7" x 8' 8" (3.22m x 2.65m)

Double-glazed window, inset ceiling spotlights, radiator, fitted carpet.

**Bedroom**

13' 0" x 10' 0" (3.97m x 3.06m)

Double-glazed windows, inset ceiling spotlights, access to eaves storage, radiator, fitted carpet.





Total Area: 143.9 m<sup>2</sup> ... 1549 ft<sup>2</sup>

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.





## Stanford Estates - Hither Green

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