



Manor Lane, Lee, London, SE13

Guide Price £900,000-£935,000 *Freehold*



In this highly sought after location, close to Manor House Gardens, Hither Green Station and several Ofsted Outstanding primary schools, is this three bedroom family home with a 60ft west facing garden, situated on a quiet residential no-through road.

KEY FEATURES

- three bedrooms
- moments from Manor House Gardens
- close to station
- 1,086 sq. ft
- 60 ft garden



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

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The accommodation comprises an entrance hall, two well proportioned reception rooms and a galley-style kitchen. The dining room provides access to the rear garden, creating a natural connection between the living space and outside.

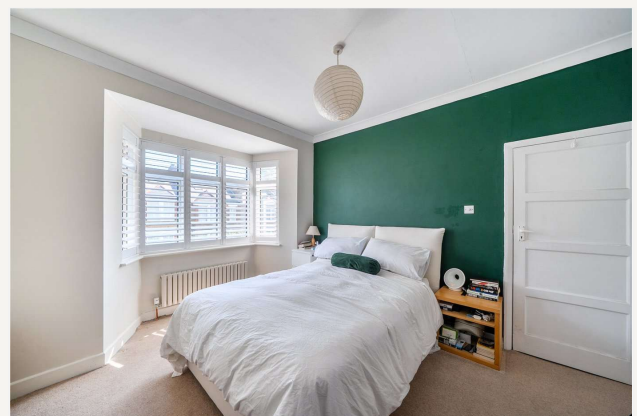
Upstairs are two generous double bedrooms, a further single bedroom, a family bathroom with freestanding bath and a separate WC. The property also benefits from spacious loft storage, while bike storage is conveniently provided at the front of the house.

To the rear of the property is an impressive west-facing garden extending to approximately 60ft, featuring areas of lawn and a paved seating area.

The property is in good decorative order with scope to enhance further. Features include high ceilings, fireplaces, triple-glazed windows, gas-fired central heating and recently installed internal insulation.



The property is across the road from the popular Manor House Gardens and is close to Hither Green mainline station. Access to Lewisham DLR (Zone 2/3) is through Manor Park. There are four Ofsted Outstanding rated primary schools including the highly sought after Brindishe School. Colfe's independent school is just a 10 minutes' walk and there are school bus pickups locally for both Eltham College and Farringtons independent school. Blackheath village with its array of bars, restaurants and boutiques is also close by, along with Greenwich Park and surrounding area of Kent.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: D

EPC rating: C

Is the property listed: Property is not listed

Utilities:

Electricity supply:

Sewerage supply:

Water supply:

Mobile signal:

Rights & Easements:

Does the property have any easements: Property does not have easements

Does the property have public rights of way: Property does not have public rights of way across the property

Does the property have restrictions: Property does not have restrictions

Flooding:

Has the property flooded in the last 5 years: Property has not flooded in the last five years

Last flood date:

Does the property have flood defences: Property does not have flood defences

Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



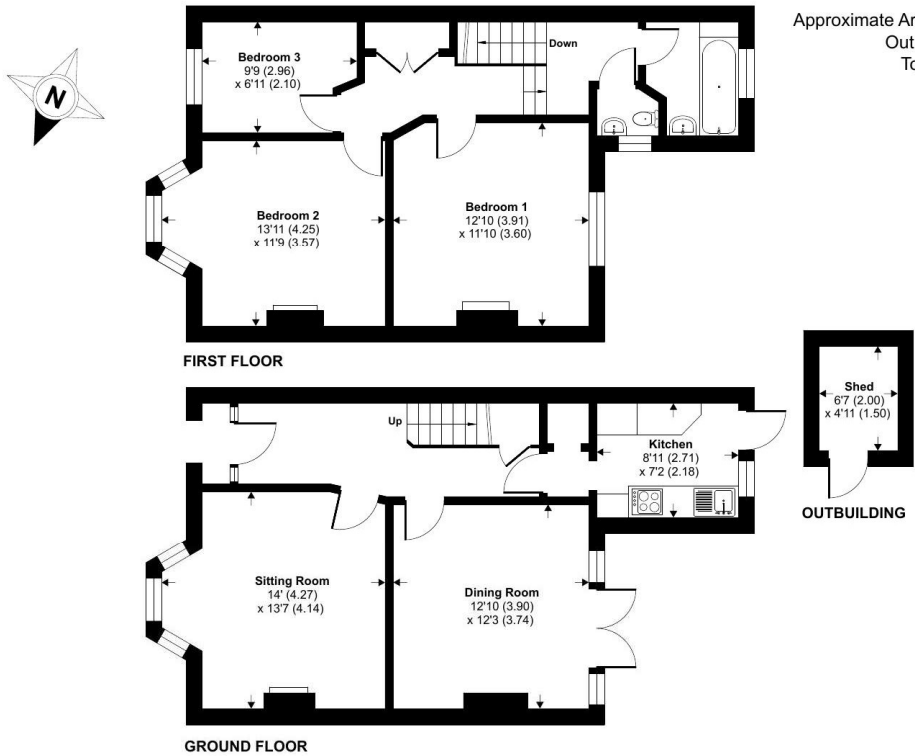
<https://www.winkworth.co.uk/sale/property/BLA260390>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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Approximate Area = 1086 sq ft / 100.8 sq m
Outbuilding = 32 sq ft / 2.9 sq m
Total = 1118 sq ft / 103.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1512688

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