



## Manor Lane, SE13

£950,000 *Freehold*

3  2  2 

A stunning and beautifully presented three bedroom two bathroom period house, offering approximately 1,345 sq.ft of stylish and exceptionally versatile accommodation, together with a landscaped rear garden and an impressive detached garden studio.

### KEY FEATURES

- approximately 1,345 sq ft
- superb open-plan kitchen/reception
- separate front reception room
- ground-floor study & shower room
- landscaped garden with studio & WC
- opposite Manor House Gardens
- chain free



**Blackheath**

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The house has been thoughtfully improved to create a wonderful balance of period character and contemporary family living. To the front is an attractive bay-fronted reception room, beautifully decorated and providing a comfortable separate living space.

To the rear, the house opens into a superb open-plan reception, dining and kitchen area, creating the real heart of the home. The contemporary kitchen is finished with sleek cabinetry, integrated appliances and generous work surfaces, while the adjoining dining and living space provides plenty of room for entertaining. Large glazed doors open directly onto the garden, bringing in excellent natural light and creating a seamless connection between the house and outside space.

Also on the ground floor is a useful separate study, ideal for home working, together with a modern shower room, adding excellent flexibility for busy family life.

Upstairs are three well-proportioned bedrooms, including a generous bay-fronted principal bedroom and a further large double bedroom. The third bedroom makes an excellent child's room or additional home office. A beautifully finished family bathroom completes the first floor.

The landscaped rear garden has been designed for both entertaining and easy maintenance, with decked and paved seating areas and an attractive lawned section. At the rear is a particularly useful detached garden studio with its own WC, currently providing gym space but equally well suited as a home office, studio or additional recreational room.

Manor Lane enjoys an excellent position opposite the popular Manor House Gardens and within easy reach of Hither Green mainline station. Lewisham station and DLR can also be accessed through Manor Park, providing convenient connections into central London and Canary Wharf. There is an excellent choice of highly regarded local schools, including the popular Brindishe schools, while Colfe's is also close by. Blackheath Village, with its excellent selection of boutiques, cafés, bars and restaurants, is within easy reach, as are Greenwich Park and the wider amenities of Greenwich.

A beautifully finished and unusually versatile family home in a superb location, combining generous living space, excellent work-from-home facilities and a fantastic garden. Sold chain free.



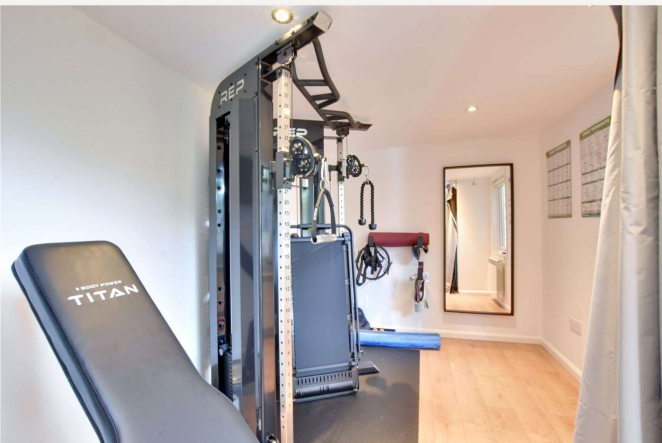
MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band: D  
EPC rating: C  
Is the property listed: Property is not listed

Utilities:  
Electricity supply: Mains Supply  
Sewerage supply: Mains Supply  
Water supply: Mains Supply  
Mobile signal: Yes

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 86 B      |
| 55-68 | D             | 71 C    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

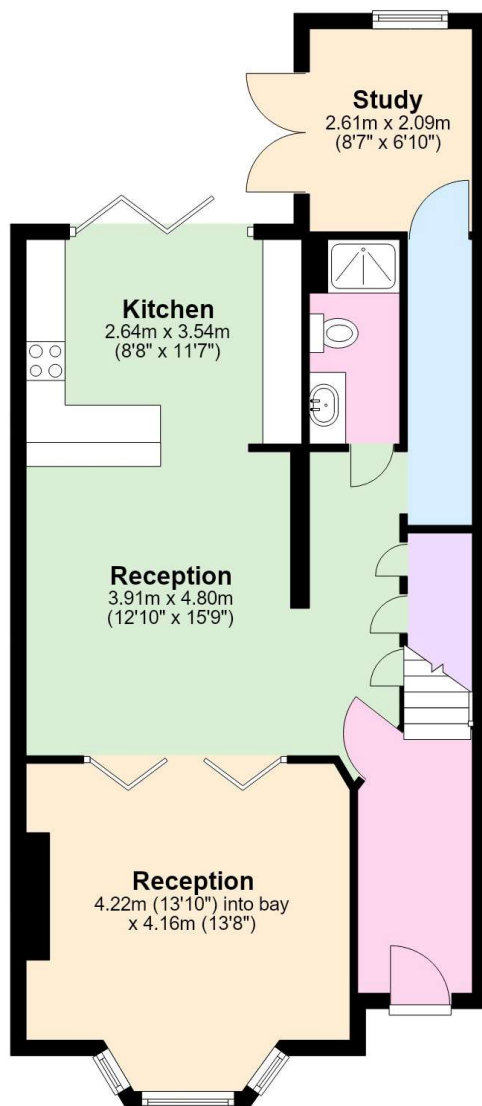
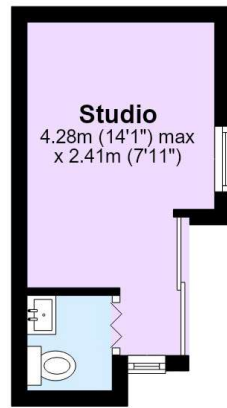


<https://www.winkworth.co.uk/sale/property/BLA260531>

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.

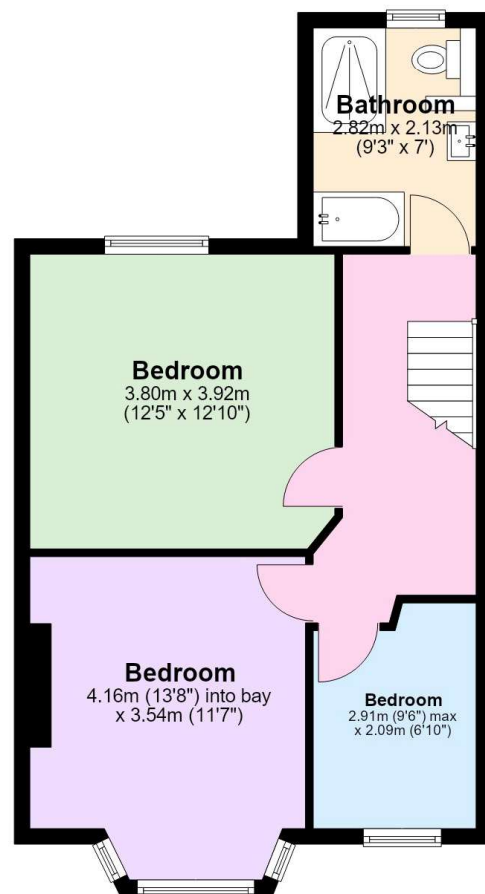
## Ground Floor

Approx. 74.9 sq. metres (806.6 sq. feet)



## First Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



Total area: approx. 124.9 sq. metres (1344.5 sq. feet)

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