



MANOR LANE, LEE, LONDON, SE12 8LS
£1,250,000 FREEHOLD

**A STUNNING, MUCH IMPROVED AND EXTENDED,
 FOUR BEDROOM, TWO BATHROOM PERIOD HOME
 SITUATED CLOSE TO BOTH HITHER GREEN AND LEE
 STATIONS AND MANOR HOUSE GARDENS.**

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk



DESCRIPTION:

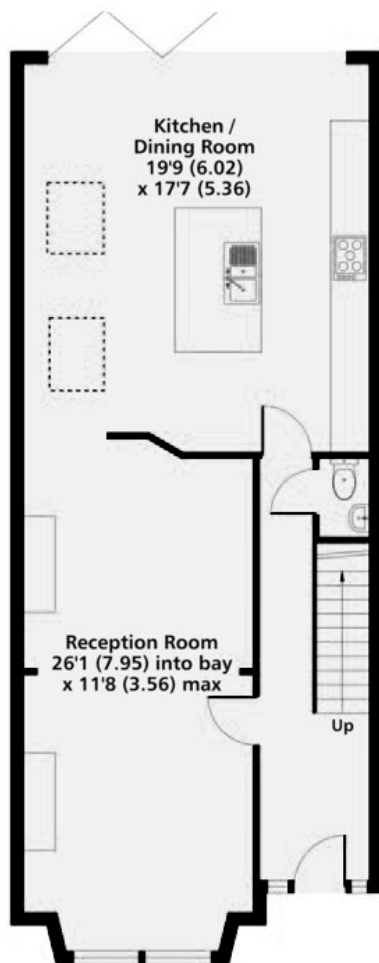
The property is arranged over three floors and briefly comprises; a lovely through reception room with both a formal room with feature fireplace, plantation shutters and bespoke storage, and a family TV room, a beautiful open plan kitchen/diner with a shaker style handmade kitchen and quartz work surfaces, island, Smeg appliances, underfloor heating and large Crittall-style doors leading onto the garden. There is also a downstairs cloakroom. On the first floor there are three large double bedrooms, and a very attractive modern family bathroom with Crosswater taps, shower and freestanding bath, underfloor heating, and a storage cupboard housing the washing machine/dryer plus a cloakroom both off the hallway. The top floor has been converted into a lovely bedroom with eaves storage and it has a modern ensuite shower room. To the rear of the house is a beautiful low maintenance garden with patio, flower beds and AstroTurf, there is a wonderful garden office/summerhouse with power and a Sedum roof.

This is a wonderful family home and will be extremely popular, so an immediate viewing is a must.

Manor Lane is a popular location for families within the Lee Manor Conservation area and on the doorstep of Manor House Gardens with children's play park, a pond and a farmers market every Saturday as well as being close to Manor Park, Blackheath Common and Greenwich Park. A short walk is the vibrant centre of Hither Green which includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob's) a florist (Otto's Greenhouse) an Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever), gastropub The Station Hotel and of course Hither Green Station. Travel time to London Bridge is 9 minutes from Hither Green Station, which also services Charing Cross, London Cannon Street, Waterloo East and Victoria. Lewisham Station (DLR) is a 17 minute walk. Just a 15 minute walk away is Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. There are several Ofsted rated 'outstanding' primary schools and excellent children's day nursery options close by in Lee, Hither Green and Blackheath. Colles is just a 15 minute walk and there are school bus pickups locally for both Eltham College and Farringtons.







Ground Floor



First Floor



Second Floor

Approximate floor area: 1,582 sq.ft / 147 sq.m

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	