



MANOR LANE LEE SE12

PRICE £399,950 FREEHOLD

A beautifully presented refurbished Four bedroom family home situated only a few hundred yards from Manor House Gardens with both Lee and Hither Green Train Stations being easily accessible. The property is tastefully decorated throughout and benefits from having had the loft converted to create the fourth bedroom with an en-suite shower room. Internal viewing is highly recommended.

- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Fitted Kitchen
- Double Glazing
- Neutral Decor
- Approx 60ft Rear Garden
- Chain Free

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Manor Lane, Lee, SE12 8LR

STORM PORCH

Double glazed front door leading to:-

ENTRANCE HALL

Laminate wood floor, radiator, under stairs meter cupboard, balustraded staircase leading to landing, inset spotlights, coved ceiling.

GROUND FLOOR WC

Ceramic tiled floor, low level WC, wall mounted wash basin with tiled splashback.

LOUNGE

13'8 into the bay x 14'2. Double glazed square bay window to front, laminate wood floor, radiator, wall mounted gas fire with slate hearth, inset spotlights, coved ceiling.

DINING ROOM

13'2 x 12'7. Sliding patio doors to rear leading to garden, laminate wood floor, radiator, period style cast iron fireplace with living flame gas fire and tiled inserts and slate hearth. Built-in storage cupboard housing wall mounted combination boiler, inset spotlights, coved ceiling, opening to:-

KITCHEN

10' x 7'10. Double glazed door and window to rear, laminate wood floor, range of wall, base and drawer units with work surfaces over and under unit lighting, stainless steel drainer sink with mixer tap, built-in stainless steel electric oven, halogen hob with extractor hood over, plumbing or washing machine and dishwasher, space for fridge freezer, part tiled walls, inset spotlights, coved ceiling.

LANDING

Fitted carpet, radiator, balustraded staircase leading to bedroom 4, inset spotlights, coved ceiling,

BEDROOM 1

14' x 13'5 Double glazed square bay window to front, fitted carpet, radiator, coved ceiling.

BEDROOM 2

13'4 x 13'2. Double glazed window to rear, fitted carpet, radiator, coved ceiling.

BEDROOM 3

7'4 x 7'3. Double glazed window to front, fitted carpet, radiator, coved ceiling.

BATHROOM

Double glazed window to rear, ceramic tiled floor, ladder style radiator, white suite comprising tiled panelled bath with mixer tap and shower attachment, low level WC, pedestal wash basin, tiled walls, inset spotlights.

BEDROOM 4

16'1 x 13'10 max Double glazed window to rear, Velux window to front, fitted carpet, radiator, inset spotlights, access to eaves storage.

ENSUITE SHOWER ROOM

Double glazed window to rear, ceramic tiled floor, ladder style radiator, shower cubicle with plumbed in shower, low level WC, vanity sink unit with double basin, tiled walls, extractor fan, inset spotlights.

APPROX 60ft REAR GARDEN

South Westerly aspect, mainly laid to lawn with a variety of shrubs and trees, paved patio area, tap.

TENURE: FREEHOLD

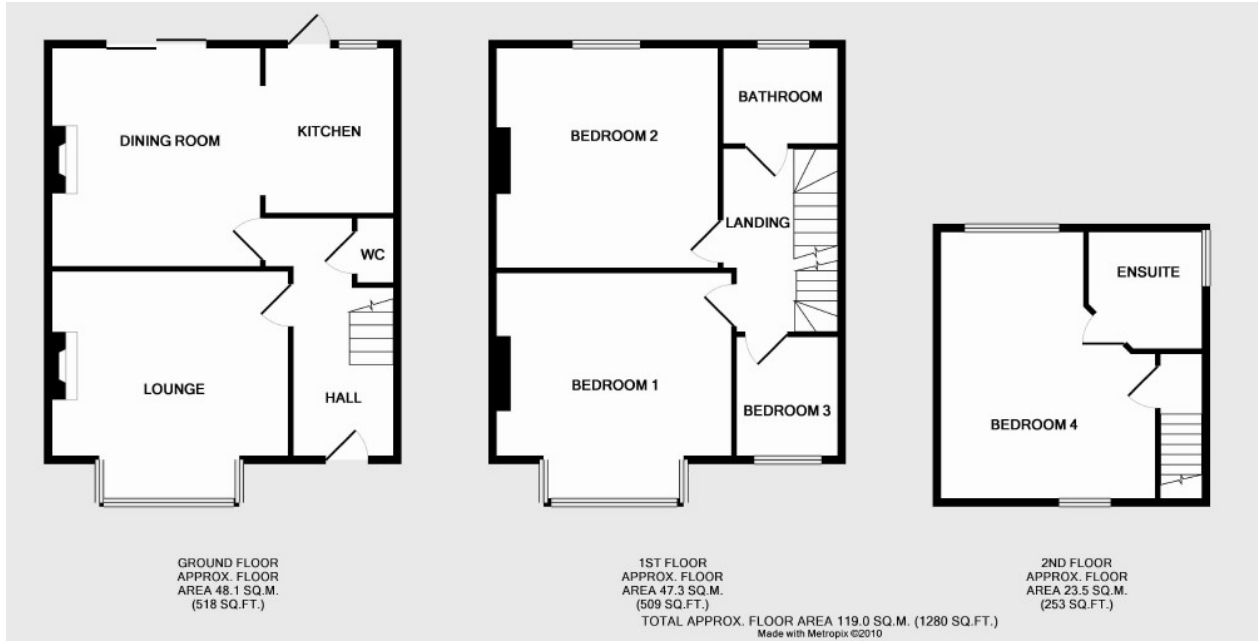
LOCAL AUTHORITY

London Borough of Lewisham

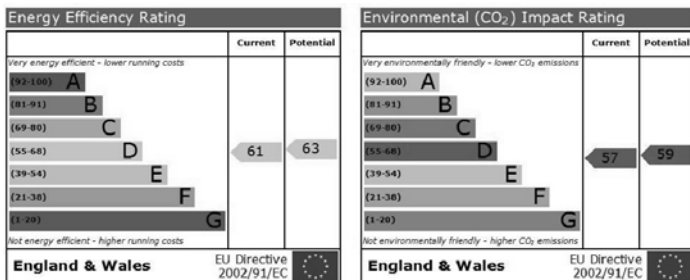
VIEWING

Viewing by prior appointment through Vendors Sole Agents John Payne
119 Burnt Ash Road SE12 8RA 020 8852 8633
E-mail lee@johnpayne.co.uk

Floorplan



Energy Performance Certificate



Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

Additional Photos of Manor Lane Lee SE12



Ref: 1738/L/CW/TP/136/01/10