



MANOR LANE, LEE, LONDON, SE12 0TE
£640,000 FREEHOLD

WITH A LOVELY 55FT GARDEN AND SET IN THIS POPULAR LOCATION CLOSE TO LEE AND HITHER GREEN STATIONS AND MANOR HOUSE GARDENS, IS THIS GOOD SIZE THREE BEDROOM EDWARDIAN HOME.

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DESCRIPTION:

The property is in good decorative order with high ceilings, cornicing, double and triple glazed windows, wood flooring and gas fired central heating.

The accommodation briefly comprises; entrance hall with stained glass door and understairs storage, a bright and airy 15'9 x 13'90 front reception room with bay window, a large 20ft kitchen diner to the rear with modern kitchen and integrated appliances and a downstairs cloakroom (WC). Upstairs is a large 13'6 x 11'10 double bedroom to the front, a 12'4 x 11'9 double bedroom to the rear, 10'1 x 8'0 third bedroom and a superb modern family bathroom with p-shape bath. To the rear is a 55ft garden with patio, lawn and mature shrubs.

This is a great family home and your immediate viewing is a must.

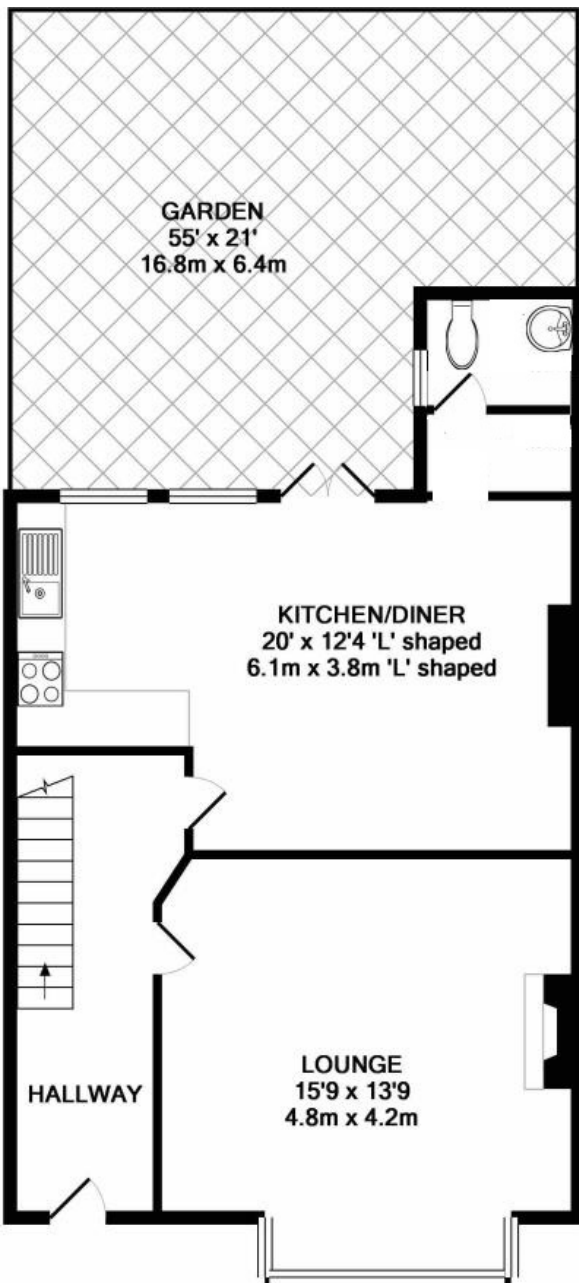
The property is located close to the hugely popular Manor House Gardens with children's play park, a pond and a farmers market every Saturday. Close by are delightful local shops including a Sainsbury's local and Hither Green Station with London Bridge only 11 minutes away. Lee station is also within easy reach. The house is very close to four Ofsted Outstanding rated primary schools.

AT A GLANCE

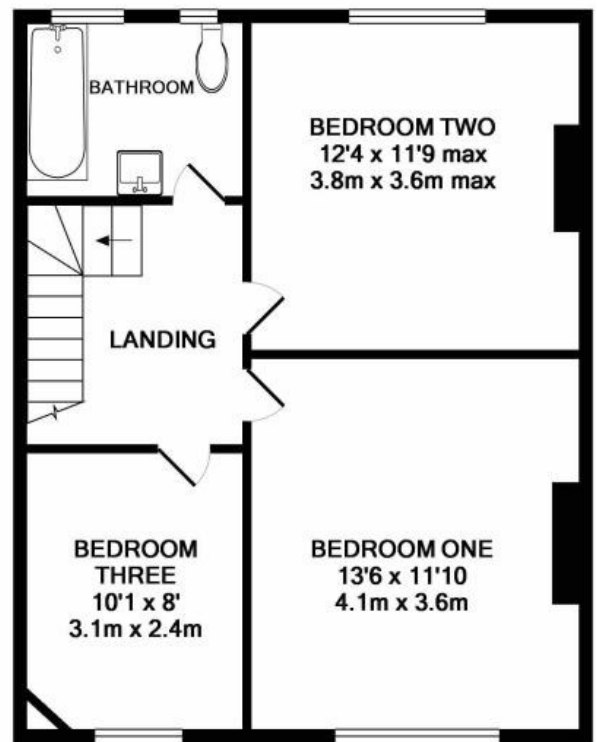
- Edwardian house
- three bedrooms
- kitchen diner
- modern bathroom
- 55ft garden
- close to stations
- close to schools







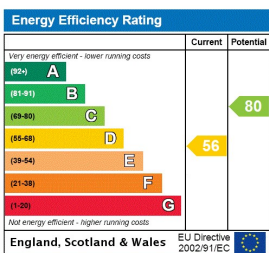
GROUND FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1069 SQ.FT. (99.3 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.



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