



MANOR WAY, LONDON, SE3 9XG  
**£1,950,000 FREEHOLD**

**A SUPERB FOUR BEDROOM, THREE RECEPTION ROOM, DOUBLE FRONTED DETACHED HOUSE WITH A FANTASTIC 95FT GARDEN, LOCATED WITHIN BLACKHEATH'S PRESTIGIOUS CATOR ESTATE.**

Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

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## DESCRIPTION:

The accommodation is arranged over two floors and briefly comprises; entrance porch and hall, large front and rear reception rooms, a large kitchen/breakfast room, downstairs WC and a play room/utility room/study. Upstairs are four bedrooms, including a huge master with a WC1 ensuite shower room, two large doubles, a generous single and a family bathroom. The property is in very good decorative order with feature stained glass, double glazed windows, wood flooring and gas fired central heating. Externally the rear garden extends to approx. 95ft with patio, extensive lawn, shed and side access, with off street parking to the front for three/four cars.

We believe the property has excellent potential for extensions (STPP). Any interested parties will need to make their own enquiries.

This is a wonderful family home, with excellent potential and will be very popular. Your immediate viewing is strongly advised. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk).

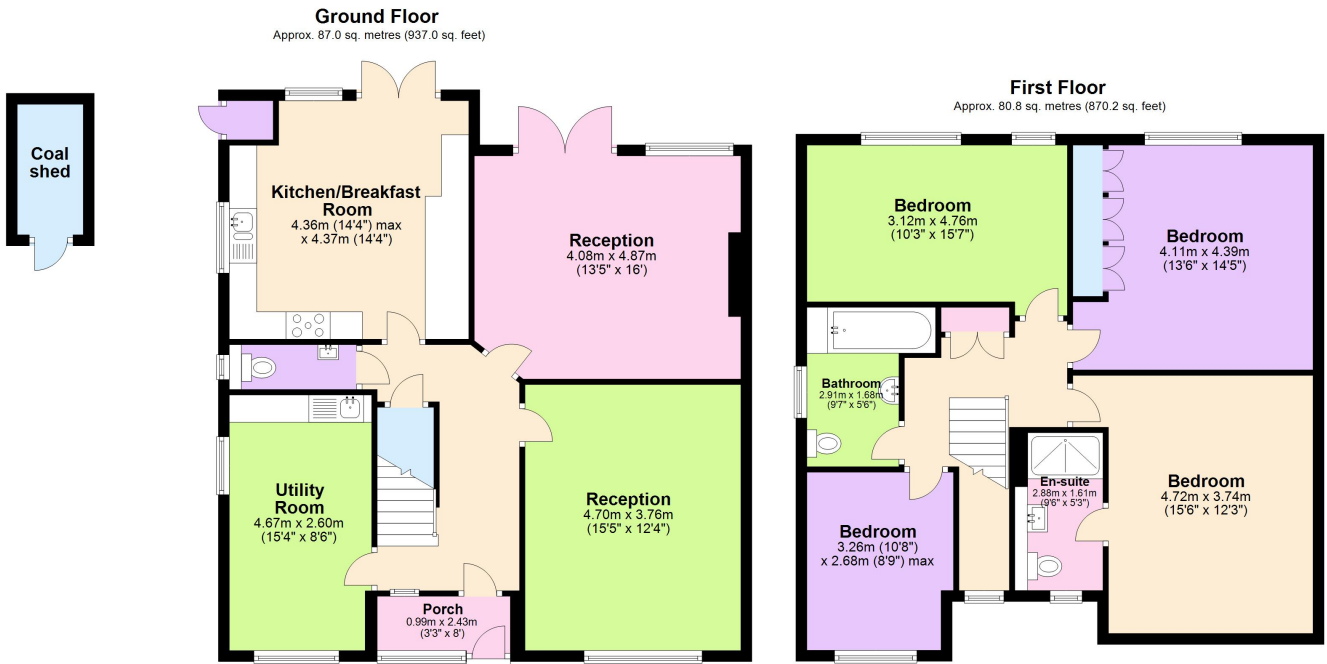
Located on Manor Way and part of the prestigious Cator Estate, the house is just ½ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 1.05 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.

The Ofsted outstanding Brooklands, (0.34 miles) and John Ball Primary Schools, (0.49 miles) are both close by as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles).







Total area: approx. 167.9 sq. metres (1807.2 sq. feet)

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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