



Manor Way, Blackheath, London SE3 9EF

£699,950 FREEHOLD

Having just been the subject of a total and costly restoration project, a lovely three bedroomed end-of-terrace house, built circa 1970 and located at the front of the Quaggy Walk development, forming part of the Cator Estate.

The house directly fronts Manor Way offering 930 sq ft of accommodation and features a directly south-facing rear garden, and coupled with being end-of-terrace, must therefore be one of the best positioned houses within the development. It also has the benefit of a garage en-bloc and has been owned by the same family since construction some fifty years ago!

The renovation has included newly plastered walls, complete new wiring and plumbing, new sealed unit double glazing throughout, a new full gas fired central heating system and mains smoke alarms. The entire reception area has been open-planned with a beautiful newly installed kitchen adjacent to the dining area, which has fully opening folding doors onto the south-facing garden at the rear, which has been completely landscaped including new boundary walls on two sides. It also has a downstairs cloakroom and wood effect flooring to the whole of the ground floor. There are three bedrooms upstairs, two larger doubles with built-in wardrobes, and the third bedroom a large single. The bathroom has been tastefully fitted with a new white suite incorporating a bath with shower end. A large loft space provides useful storage, however, the roof pitch is too shallow to convert. The newly decorated white interior compliments the new oak effect flooring to the ground floor and the grey carpeting to the stairs and bedrooms. Immediate possession is available with no chain involved in the sale.

Manor Way is a wide tree-lined turning on the private Cator Estate, located at the southern-most end, within close proximity to the local shopping facilities at Lee Green, also only a ten-twelve minute walk of Blackheath Village with its mainline railway station providing a very fast service into central London. The village also has its interesting variety of shops, pubs and restaurants, and just a short stroll up from the village brings you directly onto the open heath.

THE ACCOMMODATION COMPRISES ● Entrance Lobby ● Cloakroom ● Open-Planned Double Reception Room with Kitchen ● Three Bedrooms ● Bathroom ● South-Facing Garden ● Garage En-Bloc ● Residents Street Parking ● **CHAIN FREE** ●

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The accommodation comprises

GROUND FLOOR

Double glazed multi block front door to entrance lobby with vinyl tiled flooring, door to reception and door to ..

CLOAKROOM : Comprising a white suite of close coupled W.C, corner wash hand basin with cupboard beneath, overhead sky-light, extractor fan, vinyl tiled flooring

RECEPTION ROOM : UPVC double glazed window to the front, wood effect flooring throughout, large built-in cloaks cupboards, staircase to the first floor with full width opening under stairs storage cupboard. There are two fitted wall lights to the main sitting area.

DINING AREA : With triple bi-fold doors including integrated blinds, opening directly onto the newly walled south-facing garden at the rear.

KITCHEN AREA : With a south-facing window and fitted with very smart cream 'Shaker' style units with chrome bar handles and a white solid quartz work-surface, inset 'Bosch' gas hob and matching oven built-under, stainless steel chimney over, stainless steel 1½ bowl underslung sink unit with chrome mixer tap, under-counter spaces for both a washing machine and dishwasher. Plenty of space for a large freestanding American fridge/freezer, inset ceiling spotlights and concealed work-surface lighting.

FIRST FLOOR

LANDING : Doors to three bedrooms and bathroom, access to a good sized loft space which has been fully insulated and part boarded, with a large light. Large over-stairs storage cupboard with power point for heater if desired. Both the stairs and landing are fitted with new smart grey carpeting.

BEDROOM 1 : A lovely and bright double bedroom with a directly south-facing window, double built-in wardrobe with hanging space and top shelf with ceiling spotlight.

BEDROOM 2 : Another good sized double bedroom with window looking out to the houses on Manor Way at the front, double built-in wardrobe with hanging space and top shelf with ceiling spotlight.

BEDROOM 3 : A generous single bedroom, again with south-facing window to the rear.

BATHROOM : Beautifully fitted with a white contemporary suite comprising; W.C with concealed cistern, semi-countertop basin with cupboards beneath, 'L' shaped bath with shower end, thermostatic shower and tiled walls with glass screen, vinyl tiled flooring, inset ceiling spotlights, window to the front.

EXTERNAL

The property is set back from the road with a small lawn garden and mature shrub and paved path leading to the front door. The rear garden is directly south-facing, with a newly constructed double thickness high wall on two sides, the other attractively fenced, with an attractive combination of pathing and gravel and a large railway sleeper. A pedestrian door within the wall leads to the single garage en-bloc within the development.

PRICE : £699,950 FREEHOLD
VIEWING: Strictly by appointment through
COMBER & COMPANY - 020 8318 9666

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.

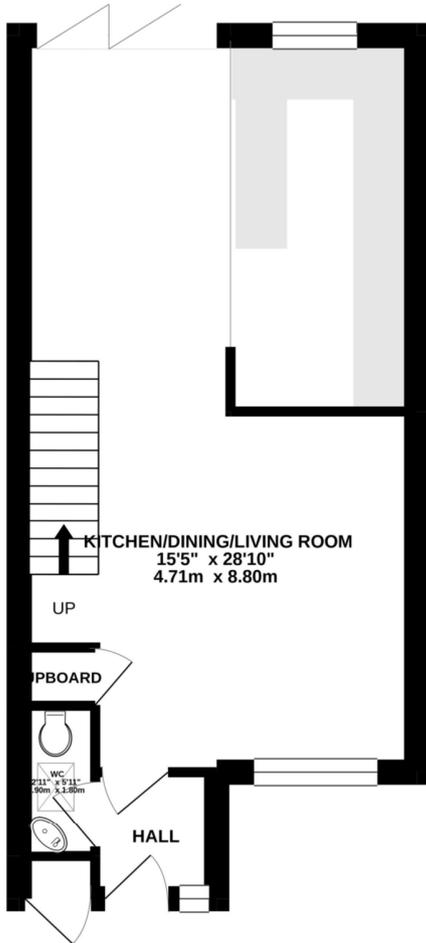




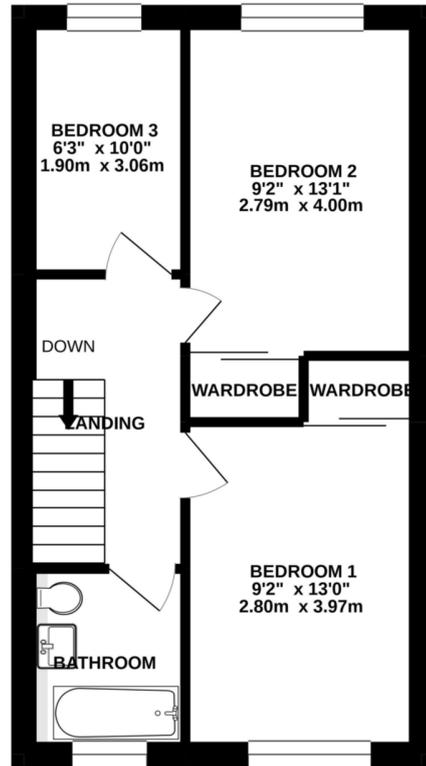




GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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