



STANFORDS

Manor Park, Hither Green
Guide Price £1,400,000

This beautifully curated, Victorian-style four-bedroom home marries bespoke interiors with sensitively preserved character, resulting in a residence that feels both sophisticated and warmly inviting.

The ground floor has been thoughtfully composed to support modern living. At the rear, an open-plan kitchen and dining room forms the bright, uplifting heart of the home, with expansive glazing that draws in natural light and frames serene garden views. To the front, a welcoming living room offers a peaceful retreat, while a well-appointed utility room and discreet guest W/C introduce valuable everyday practicality.

Ascending to the first floor, three well-proportioned bedrooms are complemented by a beautifully finished family bathroom. The second floor features an elegant bedroom suite, distinguished by its generous proportions and intelligently integrated storage. A refined ensuite enhances the sense of privacy and calm.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Total Area - 1639sqft
- Loft & Kitchen Extended
- Open Plan Kitchen/Diner
- 4 Bedrooms
- Ample Storage
- Master Bedroom with En-suite









Second Floor

Ground Floor

First Floor

Total Area: 152.2 m² ... 1639 ft² (excluding eaves storage)

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.





GROUND FLOOR

Reception

15' 0" x 12' 4" (4.57m x 3.76m)

Pendant light, double-glazed windows with fitted shutters, alcove storage space with fitted shelving, radiator, wood floor.

W/C

4' 7" x 2' 11" (1.40m x 0.90m)

Utility Room

8' 10" x 4' 7" (2.69m x 1.40m)

Ceiling light, ample storage, counter with basin and mixer tap, tile splash-back, amtico.

Kitchen/Dining Room

26' 8" x 15' 11" (8.12m x 4.84m)

Pendant lights, spotlights, sky light windows, double glazed windows with patio door, matching fitted counter and wall units, island storage units, integrated hob and oven cooker, stainless steel sink with mixer tap, integrated wine fridge, ample storage, underfloor heating, amtico.

FIRST FLOOR

Bedroom

9' 1" x 6' 8" (2.77m x 2.03m)

Pendant light, double-glazed window, radiator, carpet.

Bedroom

13' 0" x 11' 10" (3.96m x 3.60m)

Pendant light, double-glazed bay window with fitted shutters, built-in wardrobe storage, radiator, carpet.

Bedroom

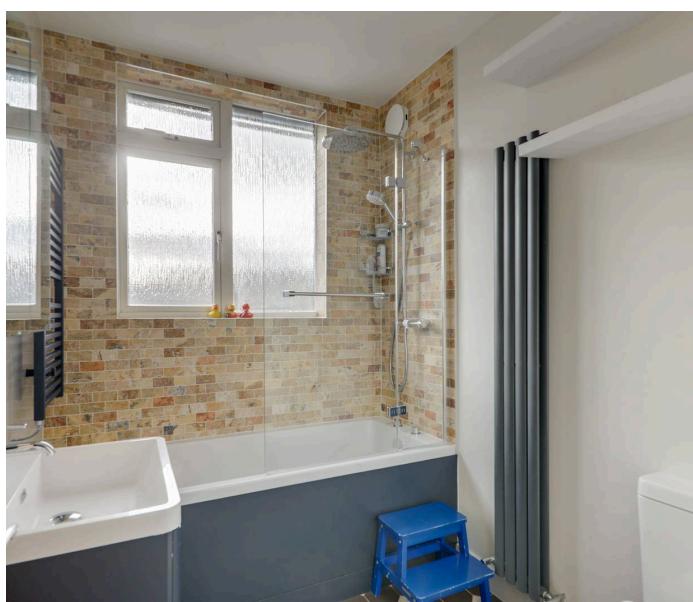
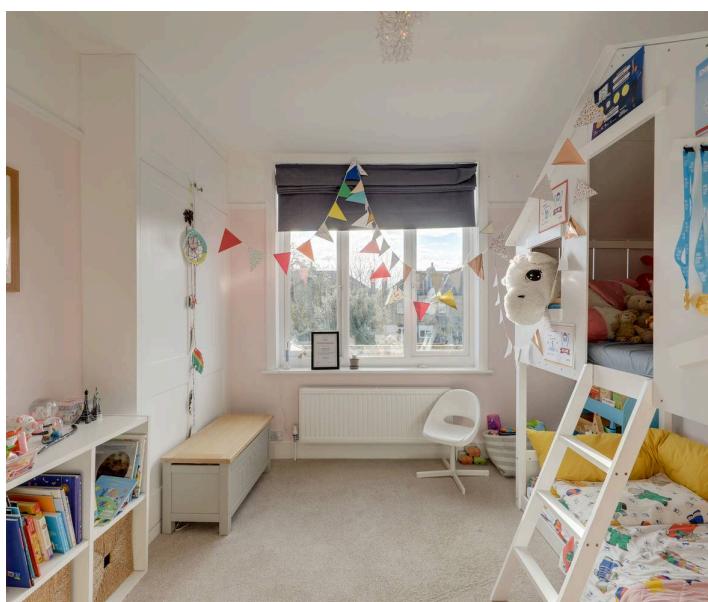
12' 11" x 12' 5" (3.93m x 3.79m)

Pendant light, double-glazed window, built-in wardrobe storage, radiator, carpet.

Bathroom

7' 5" x 6' 0" (2.27m x 1.83m)

Ceiling light, double glazed window, tiled wall, fitted bath tub with wall-mounted shower head, sink basin with mixer tap, toilet, radiator, tile floor.





SECOND FLOOR

Bedroom

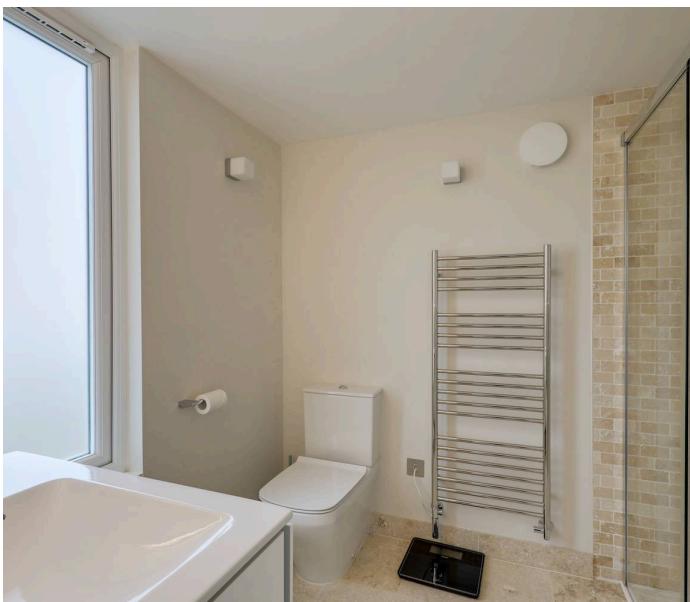
18' 8" x 11' 9" (5.69m x 3.57m)

Lighting, sky light window, double-glazed door leading to balcony, eaves storage, fitted wardrobe storage, radiator, carpet.

Ensuite

8' 6" x 6' 3" (2.60m x 1.91m)

Ceiling light, double-glazed window, walk-in shower with tiled wall, matching ceramic sink basin with mixer tap and toilet, wall-mounted heated towel rack, tile floor.





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