

156 Manor Way
Mitcham

£475,000

Freehold

We are delighted to offer to the market this well-proportioned three-bedroom terraced family home, offering an excellent opportunity for buyers looking to create a property tailored to their own style and requirements.

The ground floor comprises a welcoming entrance hall with a through lounge, kitchen and convenient cloakroom, while the first floor provides three bedrooms, a family bathroom and separate WC. The property further benefits from UPVC double glazing, gas central heating and a valuable ground-floor rear extension, providing additional living space, with a south east facing garden with garage to the rear.

The house offers considerable potential for further enhancement and would be ideally suited to a family looking to put their own stamp on a property and create a stylish and comfortable long-term family home. There is also opportunity to extend into the loft, and provide off street parking subject to planning.





ENTRANCE PORCH
Front door

ENTRANCE HALL
Gas central heating radiator, stairs to first floor, under stairs storage cupboard, bruce wood flooring

THROUGHLOUNGE
UPVC double glazed bay window, gas central heating radiators, feature fireplace, UPVC double glazed sliding doors to garden

KITCHEN
Range of base/eye level units, stainless steel sink/drainer, fitted gas hob/electric oven/extractor hood, plumbing for washng machine, wall mounted boiler.

CLOAKROOM
UPVC double glazed window, low flush w/c, fully tiled

FIRST FLOOR LANDING
Loft access, storage cupboard

BEDROOM ONE
UPVC double glazed window, gas central heating radiator, fitted wardrobes

BEDROOM TWO
UPVC double glazed window, gas cnetral heating radiator, fitted wardrobes

BEDROOM THREE
UPVC double glazed window, gas central heating radiator

BATHROOM
UPVC double glazed window, gas central heating radiator, panel enclosed bath, pedestal hand basin, fully tiled.

SEPERATE W/C
UPVC double glazed window, low flush w/c, part tiled

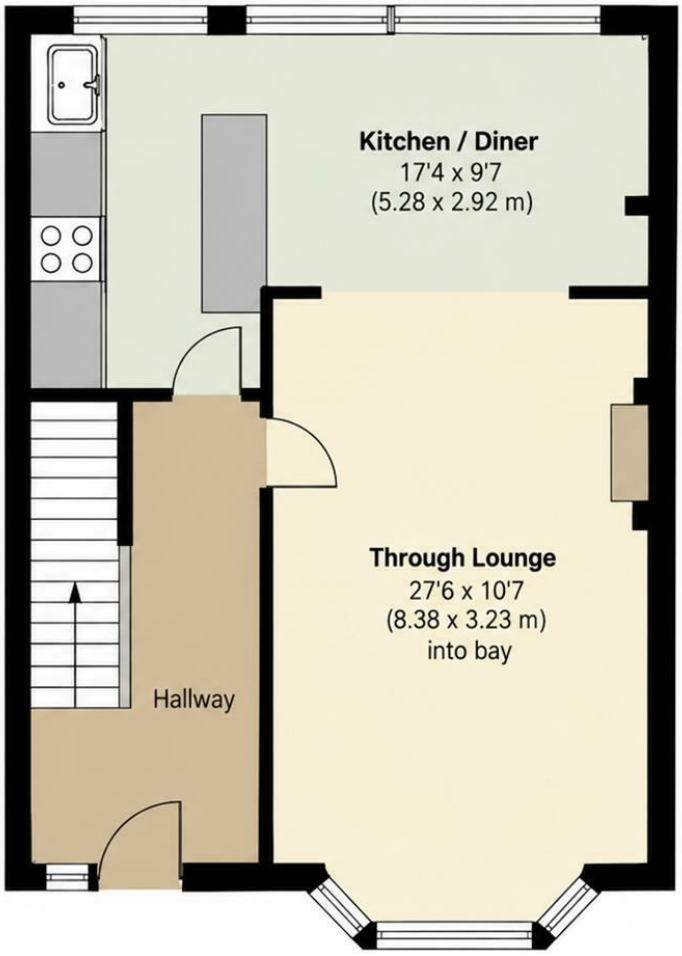
GARDEN
Patio area, side access, rear access gate, garage



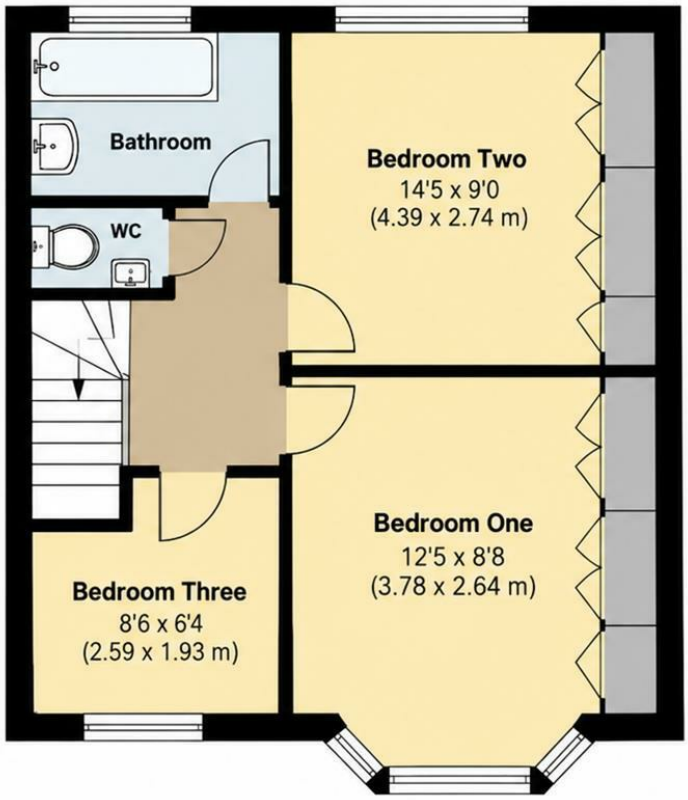






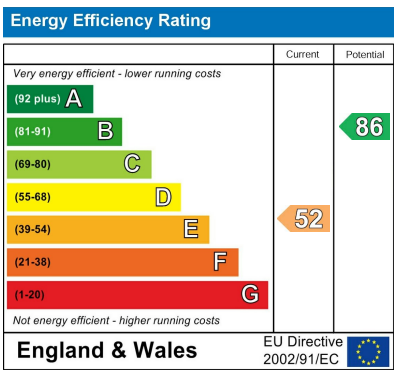


Ground Floor



First Floor





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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