



26 Manor Lane, Sutton, SM1 4AR

Offers over £600,000

WH WATSON HOMES
Estate Agents

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Situated in the sought-after Manor Lane of Sutton, this charming Edwardian semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms and four bedrooms, this property offers ample space for comfortable living.

As you step inside, you are greeted by a spacious living room, perfect for relaxing or entertaining guests. The adjoining dining room provides a lovely setting for family meals or dinner parties. The kitchen dining room is a delightful space, and the convenience of a shower room on the ground floor adds a modern touch.

Venture upstairs to find four well-appointed bedrooms and a family bathroom, offering privacy and tranquillity. The property features gas central heating, double glazing, and high ceilings, ensuring both comfort and style.

Outside, the driveway provides parking for two cars, a rare find in this desirable location. The 70ft South backing garden is a haven of greenery, ideal for enjoying the outdoors or hosting summer gatherings.

Situated near 'Manor Park Primary' and 'Sutton Grammar' schools, this home is perfect for families seeking quality education for their children. With the High Street and Sutton rail station just a stone's throw away, convenience is at your doorstep.

Don't miss the opportunity to make this house your home. With planning permission for a rear extension, the potential for this property is endless. Embrace the charm of this Edwardian residence and envision the possibilities that await you in this inviting abode on Manor Lane.

Accommodation

A charming property full of character and conveniently located in the heart of Sutton. This four bedroom 'halls adjoining' Edwardian semi detached house has so much to offer. High Ceilings, bright and airy, off street parking, large garden and just a stones through from the high Street.

Reception Room

15'1 x 12'7,

Dining Room 1

2'2 x 9'10

Study/Play Room

9'10 x 8'6

Kitchen/ breakfast Room

14'5 x 8'6

Downstairs Shower Room

Bedroom One (Front Aspect)

13'4 x 12'5

Bedroom Two (Front Aspect)

8'6 x 6'3

Bedroom Three (Rear Aspect)

11'10 x 9'2

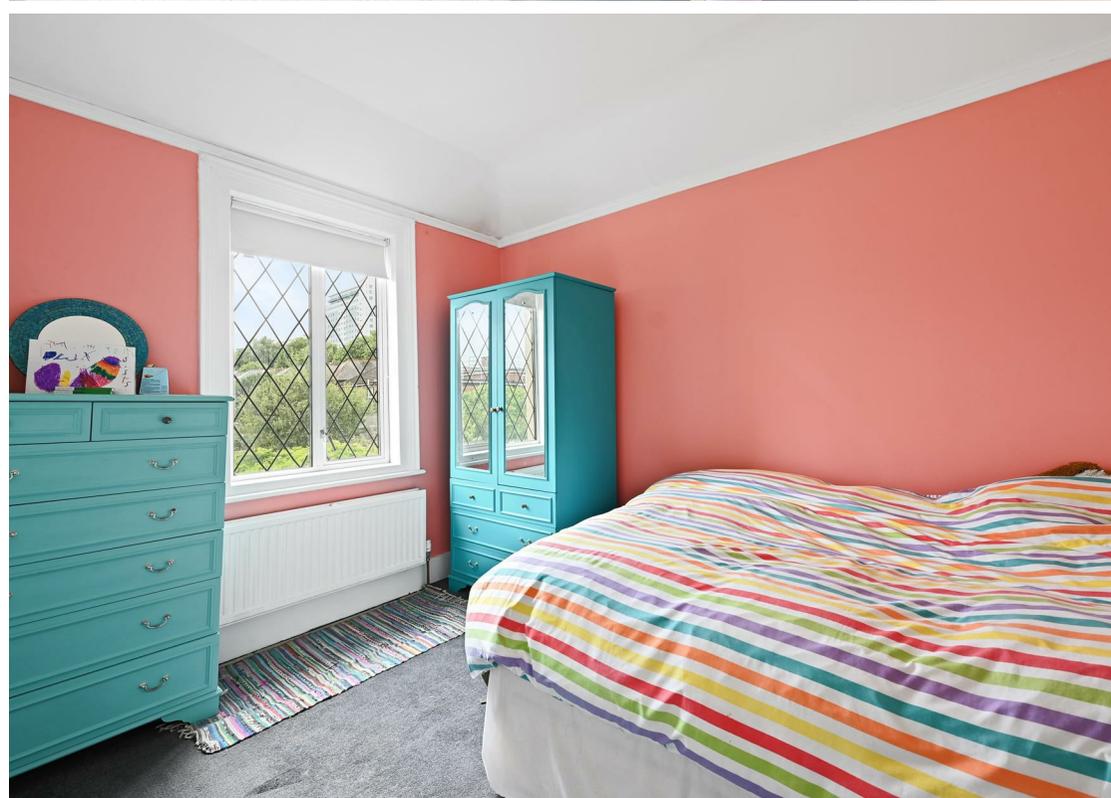
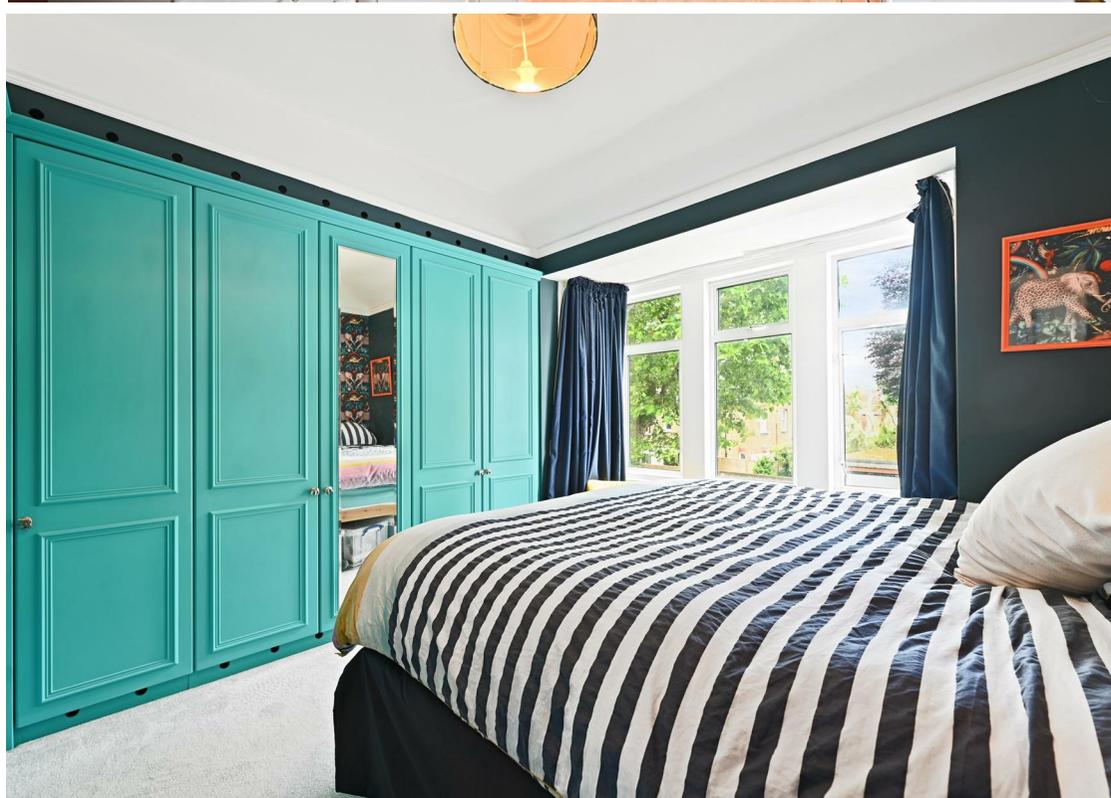
Bedroom Four (Rear Aspect)

12'2 x 9'0

Family Bathroom

70ft Garden with Storage, own private driveway









Floor Plan

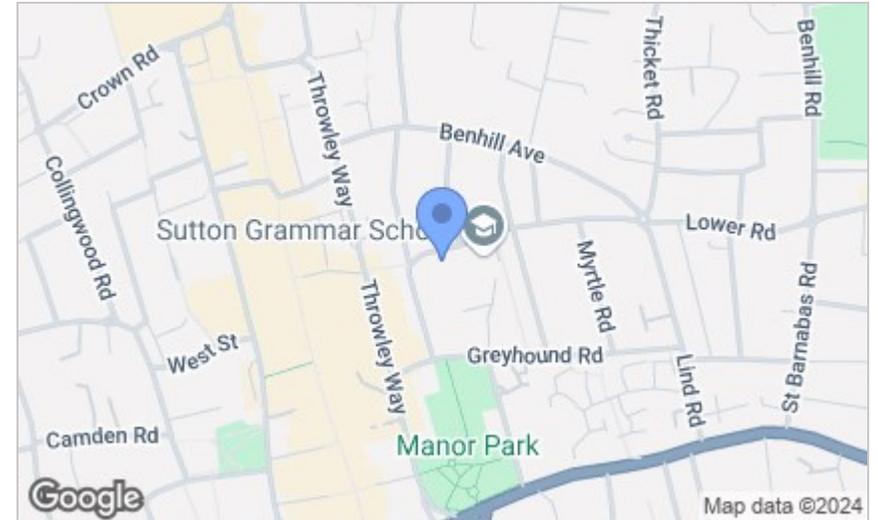


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

