

Whist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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66 Manor Lane

Sutton, SM1 4BT

Guide Price £350,000

Silverman Black is delighted to offer this characterful two bedroom semi detached Victorian cottage which has been tastefully refurbished recently and is located on the outskirts of Sutton Town Centre. The property comprises a small entrance porch way with two good size reception rooms, a well proportioned kitchen, utility lobby and bathroom on the ground floor, with two double bedrooms on the first floor. The property also benefits from double glazing, gas central heating and has a small south facing rear patio garden with potential to include parking. Offered for sale with full vacant possession and no onward chain, this property might suit an investor or a first time buyer, who wants to put their own "stamp" on a nice little period cottage. Sutton Centre is only about 400 m away, whilst Sutton mainline BR station is about 14 minutes walk away (0.7 miles) offering fantastic access to both London Bridge and London Victoria. Several excellent local schools are also with a close proximity to the house, including Sutton Grammar and Manor Park Primary School. Viewing is strongly recommended - so call today to book an appointment

- A rare opportunity to put your own "stamp" on a pretty little Victorian cottage only about 400 m from Sutton town centre
- Vacant possession with no onward chain - recently refurbished
- Accommodation comprises: Entrance lobby, separate reception rooms, kitchen, utility lobby and bathroom on the ground floor with two double bedrooms over
- Small, south facing patio garden (c 11 ft x 5 ft) but with potential to increase
- Double glazing, central heating
- EPC rating: D - 60/83
- Only about 400 m to Sutton town centre, 14 minutes walk to Sutton BR station, 5 minutes walk to Sutton Grammar school and Manor Park primary school.
- Viewing recommended - so call today for an appointment

