



**36 Manor Lane**

Sunbury-On-Thames, TW16 5ED

**Asking price £675,000**



This stylish four bedroom semi-detached home is situated in Manor Lane in Lower Sunbury. The property has been cleverly extended and superbly updated, to provide accommodation over three floors.

The ground consists of sitting room with log burner at the front of the home and to the rear is the open plan kitchen/family area. This is the heart of the home, designed to be a functional everyday family space, as well as ideal for entertaining guests. The kitchen area has under floor heating and the family area has French doors to lead out on to the garden. A guest cloakroom completes the ground floor.

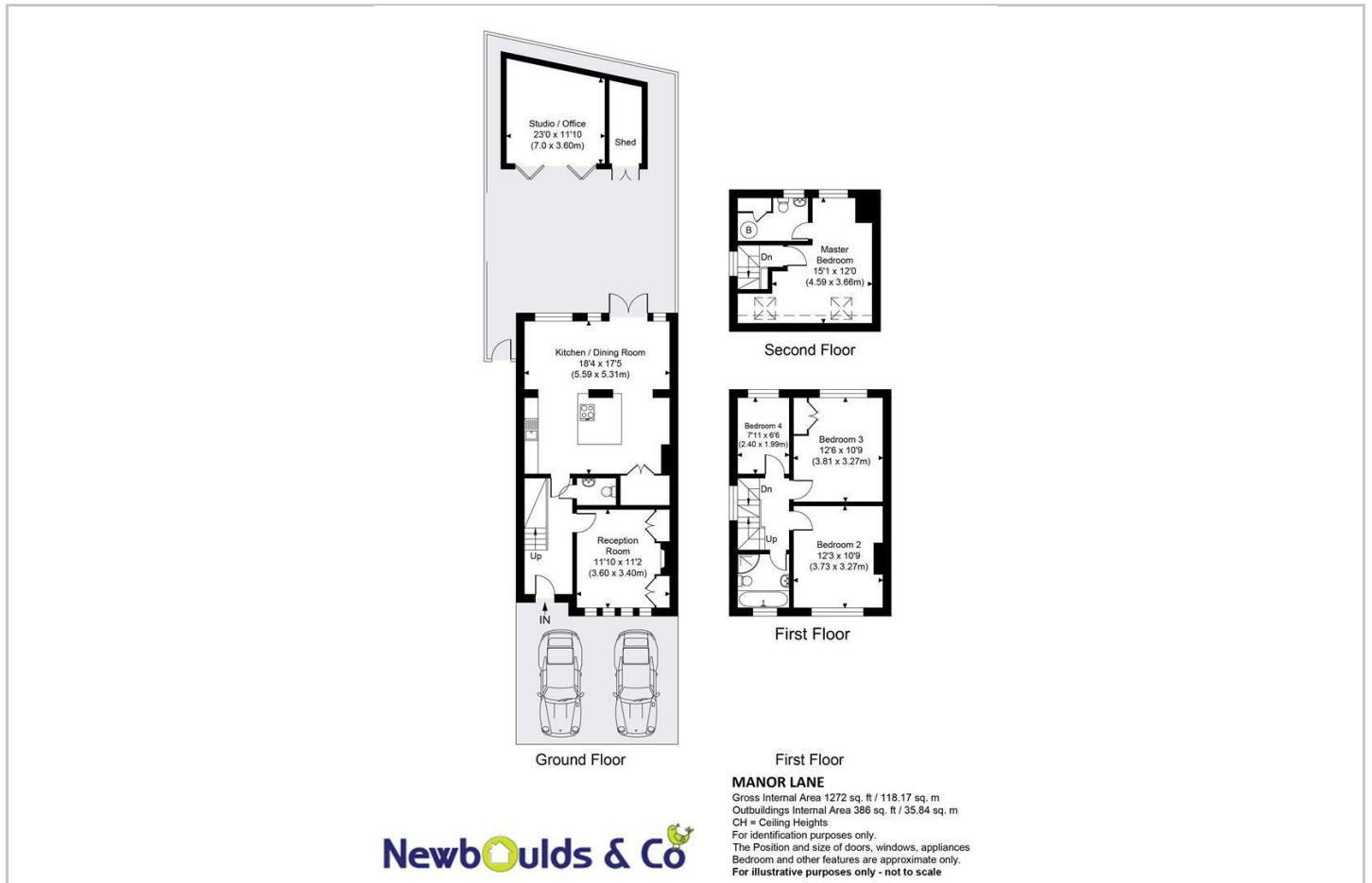
Up to the first floor; there are three bedrooms (two doubles, one single) and four piece bathroom suite with under floor heating. The second floor is a double bedroom, with en-suite wc and ample storage within the eaves. This could make a great main bedroom or guest bedroom.

Step outside in to the South facing garden, there is decking area for dining and ample lawn area for all the children's toys. At the back of the garden is a detached studio with bi-folding doors. A versatile studio that could be used to work from or a further entertaining space. The building is insulated and connected for everyday use.





## Floor Plan



## Area Map



## Viewing

Please contact our Shepperton - Sales Office on 01932232927 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

