



Manor Way,



# £550,000

## Freehold

- Three bedrooms
- Potential to extend - planning approved
- Excellent school catchment
- Popular residential road
- Well proportioned rooms
- Driveway and garage
- Walking distance to station



Located in a very popular residential road within the village of Woodmansterne, this beautiful family home offers a perfect contemporary layout and homely feel, with flexible accommodation suitable for all needs, as well as the potential to increase the size of the property.

The home is situated within walking distance of Coulsdon train station, which offers direct links to London, whilst also being in fantastic school catchment, making the area very popular with families and commuters alike.

On the ground floor, you initially have a porch leading to a welcoming hallway, with the main lounge area directly on your left to the front of the house. From here there is the dining room, with direct doors to the conservatory, completed by the kitchen area which has been extended to add a utility area. On the first floor there are two double bedrooms, a single bedroom / study, as well as the family bathroom. Outside there is a secluded garden mainly laid to lawn, with two separate areas, and finally the driveway and garage to the front of the property. There is also the added bonus of having further potential to extend STPP, firstly via the large loft space, or alternatively to the side over the garage.

Manor Way is a popular residential area surrounded by countryside yet occupying a convenient location just a short drive from Banstead and Coulsdon with their wide range of shopping facilities, supermarkets, restaurants and café although there is a convenience store and a pub within walking distance.

Both Woodmansterne and Chipstead stations are within close proximity and provide services to London (London Bridge from 39 and 42 minutes and Victoria from 44 and 47 minutes respectively) together with bus routes serving the local area. Woodmansterne Primary School is within a mile away and Banstead Woods can also be found close by.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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