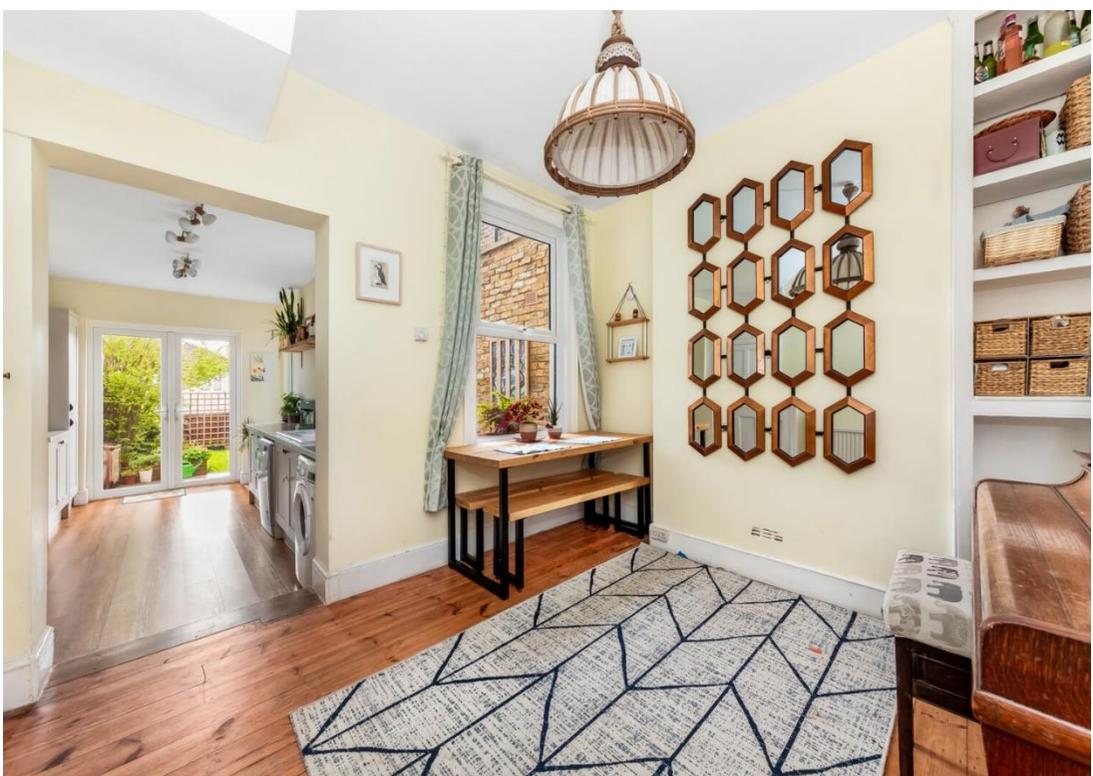




Manwood Road, SE4  
£725,000

0207 781 9888  
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# In general

- Three bedrooms
- Very spacious master bedroom
- Two reception rooms
- Lovely private garden
- Separate kitchen
- Ideal location for transport links and local amenities
- Potential to extend STPP
- Period features throughout
- Two bay windows
- Modern bathroom suite

# In detail

A wonderful three bedroom house for sale on the popular Manwood Road with a fantastic private rear garden.

The house comprises two reception rooms, the front reception room is complete with bay window, a separate kitchen leading to a lovely private garden, three bedrooms including a very spacious master and a modern bathroom suite.

Further benefits include period features throughout, plenty of storage, the potential to extend STPP, double glazing and an abundance of light throughout.

This property is situated approximately just 0.5 miles to Crofton Park station and 0.8 miles to Ladywell railway station. It is also nearby Honor Oak Park station offering great transport links to many different London Hubs.

It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs. Furthermore, the property is in close proximity to very popular schools in the area. Viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today.

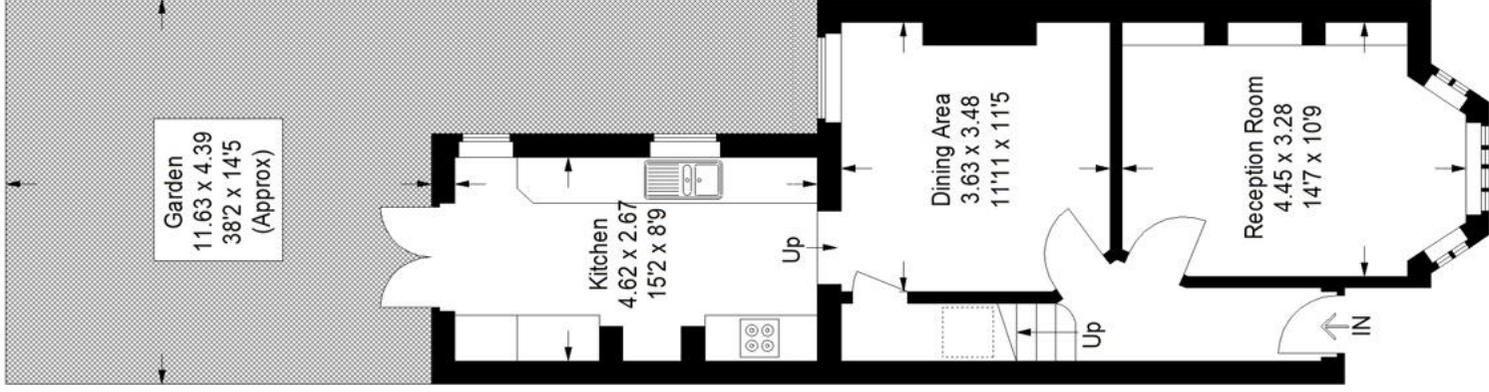
EPC: D | Council Tax Band: D



# Floorplan

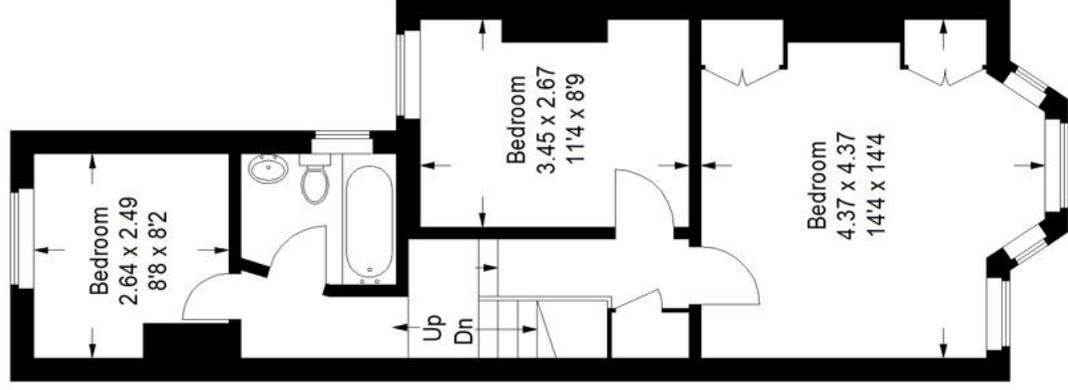
## Manwood Road, SE4

Approximate Gross Internal Area  
92.1 sq m / 991 sq ft



**Ground Floor**

 = Reduced headroom  
below 1.5 m / 5'0



**First Floor**

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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