



Manwood Road, SE4
£2,850

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In general

- Three bedrooms
- Spacious double reception room
- Separate kitchen
- Lovely private garden with a shed
- Modern bathroom suite
- Close to excellent transport links
- Prime location for local amenities
- Charming front garden
- Offered unfurnished
- Available now

In detail

A fantastic three bedroom house to let on the sought after Manwood Road, in the heart of Crofton Park.

The ground floor comprises a very spacious double reception room to the front complete with a large bay window, an integrated kitchen to the rear which also provides direct access to a lovely and low maintenance private garden with a patio and shed. Upstairs, the first floor provides three bedrooms and a modern bathroom suite.

Further benefits include large windows offering an abundance of natural light throughout, high ceilings, a charming front garden and so much more!

Located just 0.4 miles to Crofton Park station, and with Brockley, Honor Oak and Ladywell stations nearby, there are excellent transport links into London Bridge, Canada Water, Clapham, London Victoria, Whitechapel, Highbury & Islington and many other locations.

It is just a short walk from Hilly Fields Park, Blythe Hill and Ladywell Fields and other local amenities including a variety of restaurants, coffee shops, parks and gastro pubs.

The property is also well located for highly popular schools in the area.

Call the Pedder Brockley lettings team to arrange a viewing today.

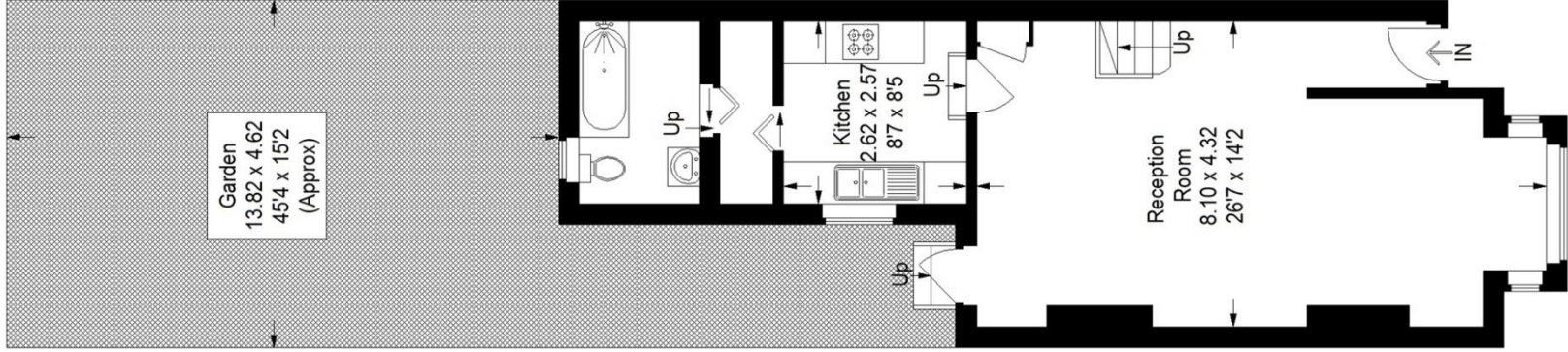
EPC: E | Council Tax Band: D | Available Now | Offered unfurnished | Holding Deposit: £657.69 | Security Deposit: £3,288.46



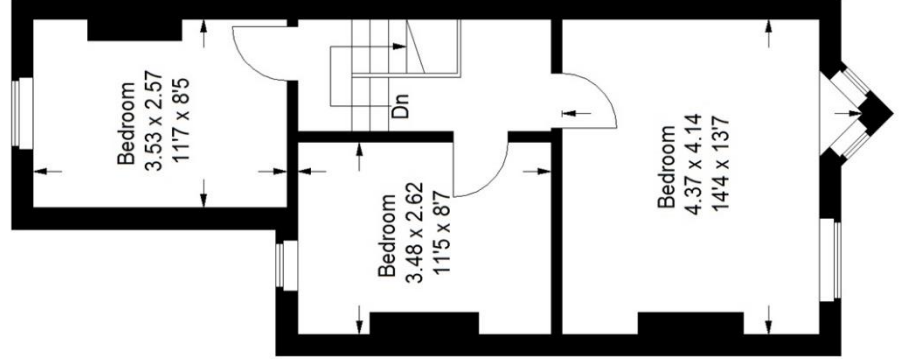
Floorplan

Manwood Road, SE4

Approximate Gross Internal Area
88.4 sq m / 952 sq ft



Ground Floor



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 | | |
| 39-54 | E | 49 E | 78 C |
| 21-38 | F | | |
| 1-20 | G | | |

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