

Manwood Road, London, SE4 1AB

Asking Price: £595,000

Bryan & Keegan
ESTATE AGENTS

- Three Bedrooms
- In need of modernization
- Potential for extension (STP)
- Two receptions





A fantastic opportunity to purchase this family home located on a popular road in Crofton Park.

The house offers any purchaser the chance to extend (subject to planning), add value, and make it their own.

Key features include three bedrooms, two reception rooms, a galley kitchen, double glazed windows throughout, an upstairs bathroom and a rear garden measuring approximately 40ft.

Manwood Road is within easy reach of Crofton Park and Honor Oak Park stations which offer trains to London Blackfriars, Farringdon & London Bridge.

The green open spaces of Blythe Hill fields or Ladywell Fields are just short walk away and the local high street offers an excellent choice of retailers including coffee shops, supermarkets, bars and restaurants.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.