

Manwood Road, London, SE4 1SB

Offers in excess of: £640,000

Bryan & Keegan
ESTATE AGENTS

- Three double bedrooms
- Large reception room.
- Potential to extend (STPP)
- Popular Road with great community
- South West facing garden





Offers between £640,000 - £650,000

Bryan and Keegan are pleased to market this fantastic family home located on a popular road in Crofton Park.

There may be a possibility to extend (subject to planning) and add value.

Key features include three double bedrooms, a large reception room, modern fitted kitchen, that leads out to a Lean To/Utility room, there is double glazed windows throughout, and a rear Southwest facing garden measuring approximately 38ft.

Schools nearby include Gordonbrock Primary, Prendergast Primary, Beecroft Garden Primary, Stillness infant and junior Schools.

The property is close to excellent rail links, with Crofton Park, Lady well, Catford Bridge and Honora Oak stations all within walking distance.

The local high street provides an amazing selection of amenities such as supermarkets, coffee shops, pubs and restaurants.

Viewings highly recommended!



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Approximate Gross Internal Area = 93 sq m / 1002 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planfix

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(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.