



Manwood Road, SE4  
£750,000

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# In general

- Three bedrooms
- Spacious open plan reception/ dining room
- Separate kitchen
- Lovely private garden
- Modern bathroom suite
- Period features throughout
- Excellent location for amenities and transport links
- Potential to extend STPP
- Abundance of light throughout
- Plenty of storage

# In detail

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

The house comprises a spacious open plan reception/ dining room complete with bay window, making it a great entertainment space, a separate kitchen leading to a lovely private garden, three bedrooms and a modern bathroom suite.

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

This property is situated approximately just 0.3 miles to Crofton Park station and 0.7 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.

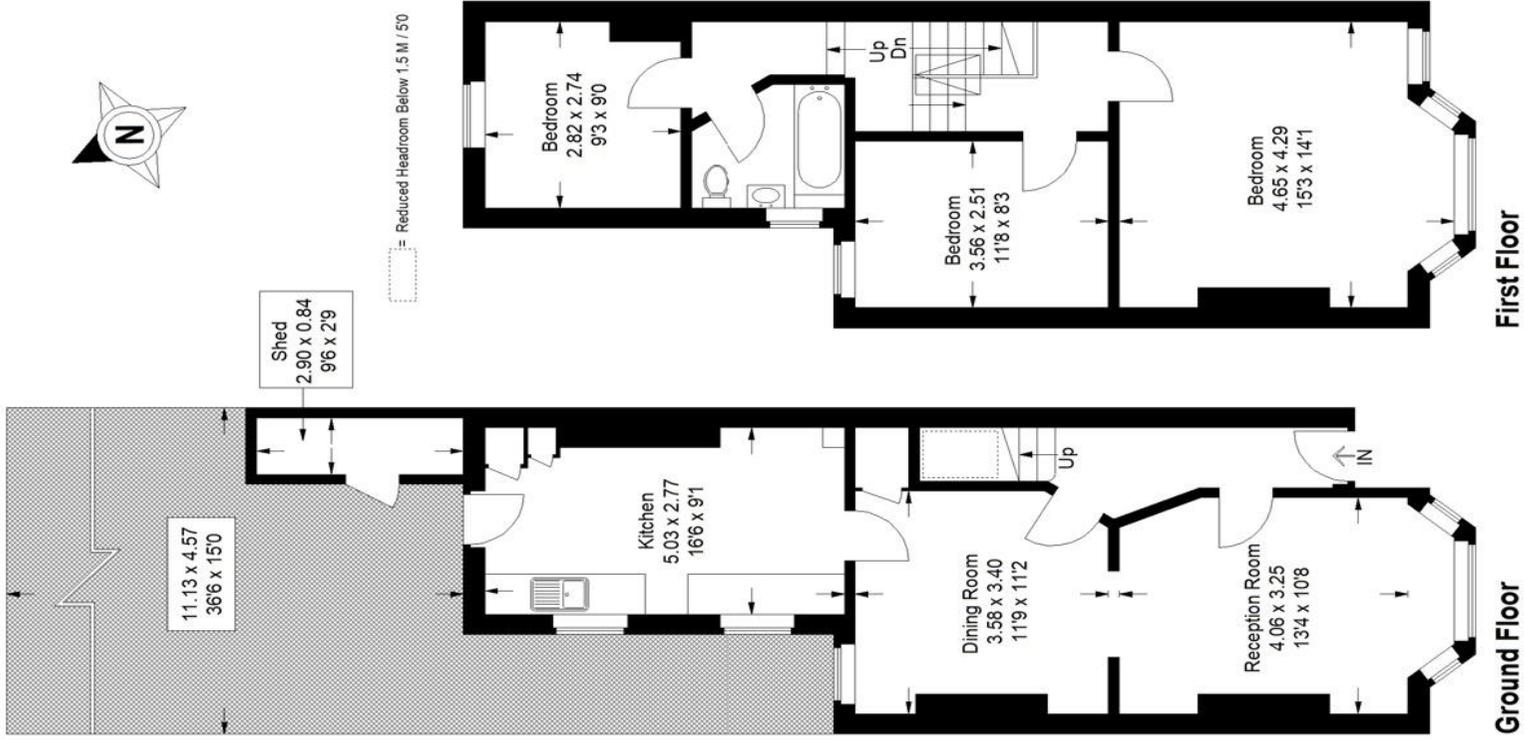
EPC: D | Council Tax Band: D



# Floorplan

## Manwood Road, SE4

Approximate Gross Internal Area  
 Ground Floor = 48.5 sq m / 522 sq ft  
 First Floor = 49.3 sq m / 531 sq ft  
 Shed = 2.5 sq m / 27 sq ft  
 Total = 100.3 sq m / 1080 sq ft



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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	65   D	
39-54	E		
21-38	F		
1-20	G		

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