

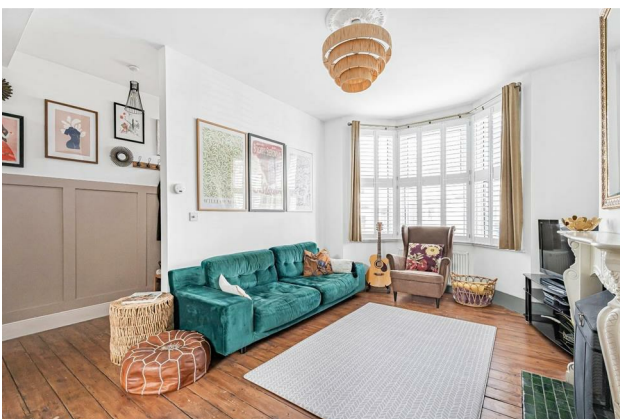
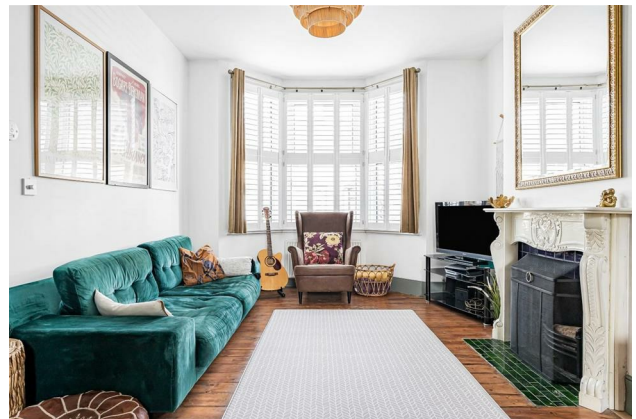
HUNTERS®

HERE TO GET *you* THERE

Manwood Road, London, SE4 1SE

Guide Price £900,000 to £950,000

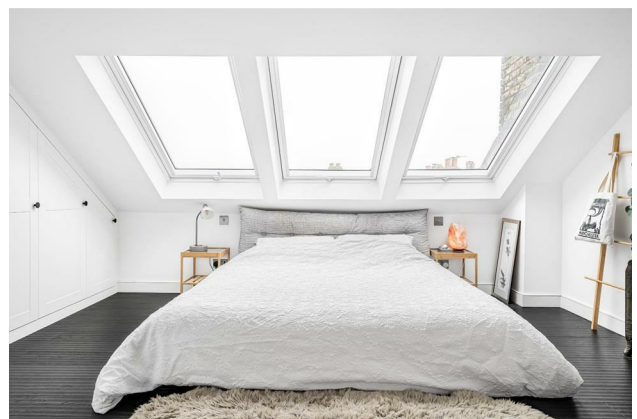
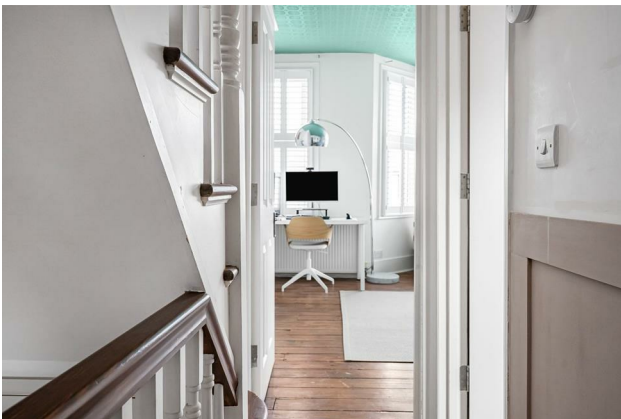
Property Images



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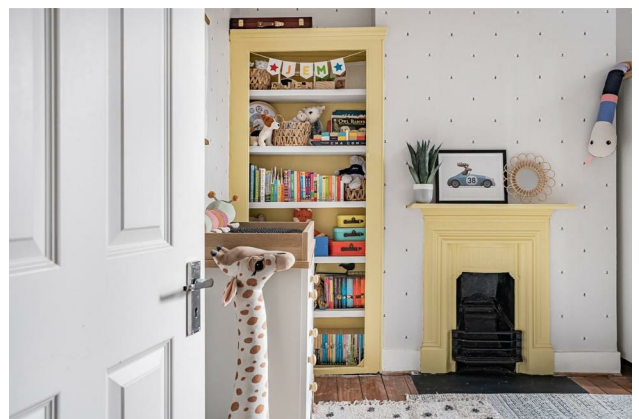
Property Images



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Property Images

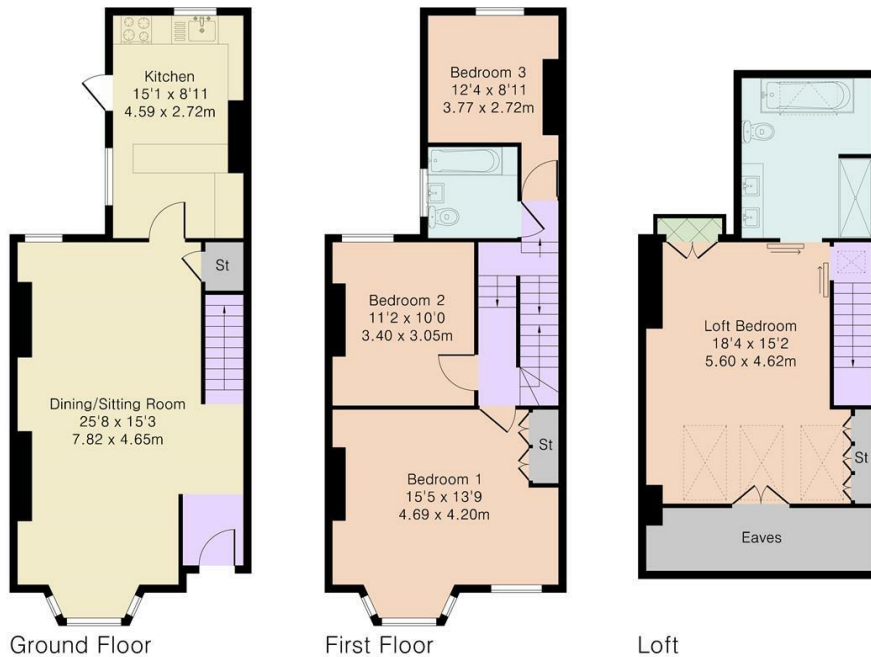


Approximate Gross Internal Area 1392 sq ft - 129 sq m

Ground Floor Area 505 sq ft – 47 sq m

First Floor Area 511 sq ft – 47 sq m

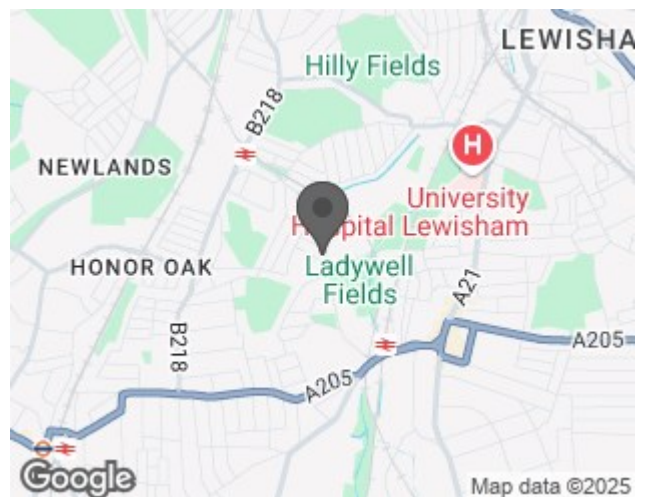
Loft Area 376 sq ft – 35 sq m



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: Not specified Beds: 4 Bathrooms: 2 Receptions: 1

Tenure: Freehold

Guide Price £900,000 to £950,000

Set on this residential road in between Crofton Park and Catford Bridge and spanning approximately 1392 sqft is this end-of-terrace period house. The property has kerb appeal and retains many of its original features benefitting from Fireplaces, High-Ceilings and Bay Windows. Downstairs offers a double-reception room and a separate kitchen leading out to a well-sized garden. The first-floor offers three double bedroom and also a family bathroom. The loft conversion itself provides 376 sqft of living space including a double bedroom, its own family bathroom and offers views of London.

Features

• Guide Price £900,000 to £950,000 • Freehold • Four Double Bedrooms • Two Family Bathrooms • Double Reception Room • Well-Sized Garden • Period Features • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport • In Proximity of Parks and Green and Spaces

EPC C

COUNCIL TAX BAND D - Lewisham

FREEHOLD

Guide Price £900,000 to £950,000

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The local area offers a plethora of shops, restaurants and local amenities as well as a range of parks and green spaces. Local Parks include Blythe Hill Fields and Ladywell Fields which are excellent for parents with children to play in the various playgrounds and any keep fit enthusiasts. There is also direct access into Central London.

The property is ideally situated for access to Crofton Park and Catford Bridge stations and is also in walking distance of Honor Oak Park.

Travel times to destinations from these stations include:

London Bridge - approximately 24 minutes

Canary Wharf - approximately 20 minutes

Victoria - approximately 30 minutes
London St Pancras - approximately 34 minutes
London Cannon Street - approximately 32 minutes
London Charing Cross - approximately 30 minutes

Below are some of the well known schools in the vicinity of the property:

Turnham Academy Prendergast Ladywell School
Prendergast Ladywell School
Gordonbrock Primary School

Parks and Open Spaces

Blythe Hill Fields
Ladywell Fields
Ravensbourne Park Gardens

Early viewing is Highly Recommended

Verified Material Information

Council tax band: D

Council tax annual charge: £2037.98 a year (£169.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C



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