



Manwood Road, SE4
£825,000

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In general

- Five bedrooms
- Two bathrooms
- Spacious private rear garden
- Open plan reception/ dining room with bay window
- Separate kitchen with utility room
- Potential to extend STPP
- Close to excellent transport links and local amenities
- Over 1,400 sq ft

In detail

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

The house offers over 1,400 sq ft and comprises a spacious open plan reception/ dining room complete with bay window, making it a great entertainment space, a separate kitchen with utility room leading to a lovely private garden, five bedrooms and a modern bathroom and a family bathroom suite.

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

This property is situated approximately just 0.5 miles to Crofton Park station and 0.8 miles to Ladywell railway station. It is also nearby Honor Oak Park station offering great transport links to various locations like London Bridge and many other locations across the whole of London.

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 (Excluding Eaves)
130.4 sq m / 1404 sq ft**



⋯ = Reduced headroom below 1.5 m / 5'0"

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 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	80 C
39-54	E		
21-38	F		
1-20	G		

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