



Manwood Road, SE4 | £900,000

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# In General

- Five bedroom family home
- Open plan kitchen/reception room
- Two bathrooms
- Private west-facing rear garden
- Attractive period features
- Plenty of storage
- Off-street parking
- An abundance of natural light
- Close to local amenities
- Excellent transport links

# In Detail

An exceptional five-bedroom family home for sale on the sought-after Manwood Road, boasting a wonderful west-facing rear garden.

Arranged over three floors and extending to approximately 1,300 sq ft of beautifully presented living space, this charming property seamlessly combines attractive period character with practical family living.

The ground floor features a bright and spacious double reception room measuring approximately 23 ft, complete with a striking feature fireplace, elegant bay window and an abundance of natural light. The reception space flows effortlessly into the fitted kitchen, which includes integrated appliances and provides direct access to the beautifully maintained west-facing rear garden — a wonderful space for outdoor dining, entertaining and family enjoyment.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes and a large bay window, alongside a contemporary family bathroom. The top floor provides two further bedrooms and a separate shower room, creating flexible accommodation ideal for growing families, guests or home working.

Further benefits include useful shed storage, attractive period features, stripped wooden flooring, off-street parking, an abundance of natural light throughout and much more.

The property is situated within close proximity of Crofton Park, Honor Oak Park, Ladywell, Brockley and Catford stations providing excellent transport links all over London.

The property is also well located for a wide range of local amenities, including parks, restaurants, supermarkets, coffee shops, cafés and gastropubs. Furthermore, it is within close proximity of several highly regarded schools.

Viewings are highly recommended. Please contact the Pedder Brockley sales team to arrange a viewing today.

EPC: C | Council Tax Band: D



# Floorplan

## Manwood Road, SE4

Total\* = 120.7 sq. m / 1299.1 sq. ft  
 Second Floor = 34.2 sq. m / 367.7 sq. ft  
 First Floor = 43.4 sq. m / 467.1 sq. ft  
 Ground Floor = 43.1 sq. m / 464.3 sq. ft  
 ☐ = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) <b>A</b>		
76-101) <b>B</b>		
69-75) <b>C</b>		
55-68) <b>D</b>		
39-54) <b>E</b>		
21-38) <b>F</b>		
1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	81
England & Wales	EU Directive 2002/91/EC	

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