



Manwood Road | Brockley | SE4 1SA

- **3 Double Bedrooms**
 - **Freehold**
 - **Bright rooms**
 - **Low maintenance garden**
 - **Popular location**
 - **Shops and amenities nearby**
 - **Close to public transport**
 - **Modern shower room**
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Property Description

An immaculate three bedroom house that is located on a popular road in Crofton Park, close to good schools, transport links and Ladywell Fields.

This well presented family home offers neutral decor, modern fixtures and measures in excess of 900 square feet.

Key features include three bedrooms, a large reception room, a modern fitted kitchen, fully tiled shower room, double glazing, gas central heating and an east facing garden that measures approximately 35ft.

Manwood Road is well located for transport links with Crofton Park (London Blackfriars & Farringdon), Catford Bridge (London Bridge) and Ladywell (Charing Cross & Waterloo East) stations just a short walk away. Schools within close proximity include Prendergast Ladywell, Gordonbrock, Stillness and Beecroft primary.

There are also a number of good shops locally including a butcher, coffee shops, bars and restaurants. Other notable points of interest include Ladywell Fields, Blythe Hill Fields and the Kings College Sports Ground.

Room Measurements:

Kitchen – 11'1 x 8'7 (3.38m x 2.62m)

Reception Room – 25'4 x 11'3 (7.72m x 3.43m)

Bedroom 1 – 13'9 x 11'8 (4.19m x 3.56m)

Bedroom 2 – 11'7 x 8'6 (3.53m x 2.59m)

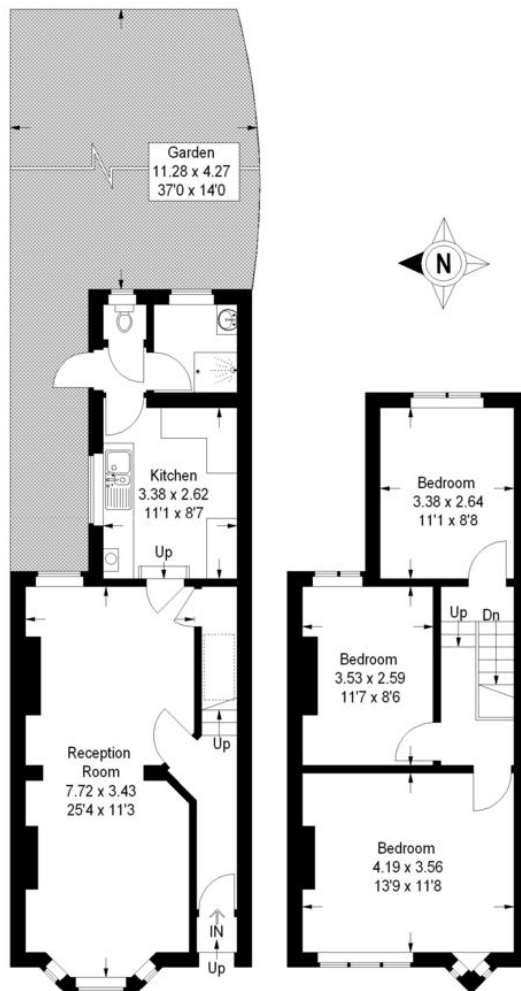
Bedroom 3 – 11'1 x 8'8 (3.38m x 2.64m)

EPC Rating: D



Manwood Road, SE4

Approximate Gross Internal Area
Ground Floor = 45.5 sq m / 490 sq ft
First Floor = 40.0 sq m / 430 sq ft
Total = 85.5 sq m / 920 sq ft



Ground Floor

First Floor

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. (ID247309)

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.

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