

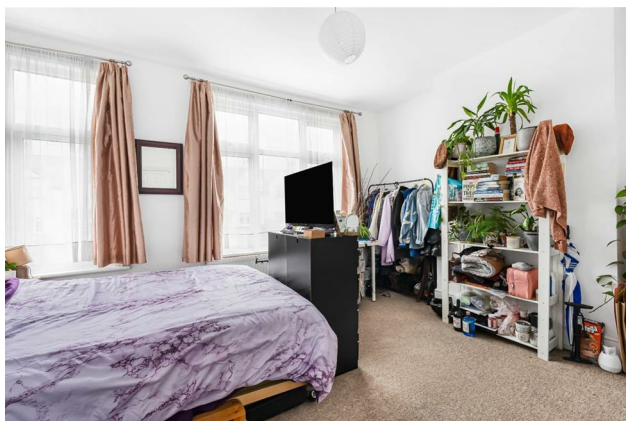
# HUNTERS®

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**Manwood Road, London, SE4 1SF**

**Asking Price £700,000**

**Property Images**





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## Property Images





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## Property Images





Ground Floor

**Approximate Gross Internal Area 1234 sq ft - 115 sq m**

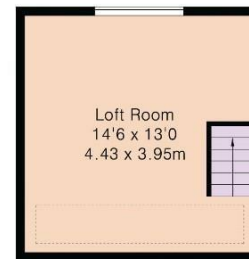
Ground Floor Area 567 sq ft – 53 sq m

First Floor Area 462 sq ft – 43 sq m

Second Floor Area 205 sq ft – 19 sq m



First Floor



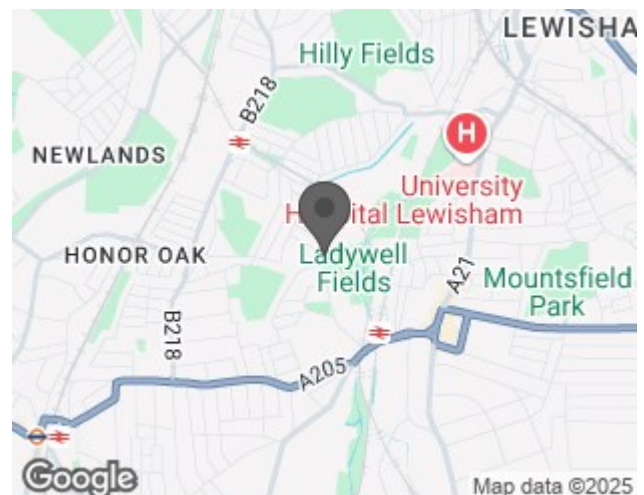
Second Floor



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## Map



## Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

Asking Price £700,000

Set on this residential road in between Crofton Park and Catford Bridge and spanning approximately 1234 sqft is this terraced 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 large double-reception room, separate kitchen, downstairs WC and a beautifully kept conservatory leading out to an East Facing Garden. The First-Floor contains three very well sized double bedrooms and a family bathroom with stairs leading to a converted loft room.

### Features

• Asking Price £700,000 • Freehold • Period Property in Ideal Location • Triple Glazed Windows • Three Double Bedrooms with Converted Loft Room • Double Reception Room • Separate Kitchen and Dining Room • Close Proximity to Shops, Restaurants and Amenities • Close Proximity to Schools and Transport • Close Proximity to Parks and Green Spaces

EPC D

COUNCIL TAX BAND D - Lewisham

FREEHOLD

Asking Price £700,000

Set on this residential road in between Crofton Park and Catford Bridge and spanning approximately 1234 sqft is this terraced period house. The property has kerb appeal and retains many of its original features benefitting from Fireplaces which the vendor has enjoyed on cold Winter nights, High-Ceilings and Bay Windows. Downstairs offers a large double-reception room, separate kitchen, downstairs WC and a beautifully kept conservatory leading out to an South-East Facing Garden that is not overlooked. The First-Floor contains three very well sized double bedrooms and a family bathroom with stairs leading to a converted loft room.

The local area offers a plethora of shops, restaurants and local amenities as well as a range of parks and green spaces. It's a few door down from Ladywell fields, which is 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

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: Triple glazing and Open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, 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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D