



Manwood Road, SE4 | £950,000

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In General

- Wonderfully-presented five bedroom period family home
- Landscaped private rear garden with a generous decking area
- Approximately 1,520 sq ft of accommodation arranged over three floors
- Elegant front reception room with bay window and period fireplace
- Close to well-regarded schools including Gordonbrock, Beecroft and Prendergast
- Principal bedroom with a juliet balcony overlooking the garden
- Good storage throughout and plenty of natural light
- A friendly residential road with a strong sense of community
- Spacious kitchen and dining room
- Excellent transport links, with Crofton Park station 0.3 miles away

In Detail

****Launch date Saturday 4th July****

Set on the sought-after Manwood Road, this well-presented five bedroom period property offers approximately 1,520 sq ft of accommodation across three floors, combining original period features with practical modern living.

At the centre of the home is a spacious kitchen, dining and family room that provides space for everyday family life as well as entertaining. The room opens directly onto a convenient utility and landscaped rear garden, where a generous decked terrace creates a natural extension of the living space during the warmer months. At the front of the house, the reception room offers a luxury setting, with a bay window, period fireplace and high ceilings.

The upper floors provide flexible accommodation that can adapt as family needs change. The layout works equally well for those needing a home office, nursery, dressing room or guest bedroom.

The first floor includes three well-proportioned bedrooms and a contemporary family bathroom. On the top floor, the principal bedroom enjoys a juliet balcony overlooking the garden, alongside a further bedroom and a modern shower room.

Original features, including stripped wooden floors, period detailing and high ceilings, have been retained throughout, while good storage and large windows ensure the house feels bright and practical.

A friendly residential road with a strong sense of community and excellent transport links with Crofton Park station just 0.3 miles away. Honor Oak Park, Ladywell and Brockley stations are also nearby offering great connections into Central London. A wide choice of independent cafés, restaurants and local shops are all close by as well as well-regarded schools including Gordonbrock, Beecroft, Prendergast and Stillness, making it an excellent choice for families.

Also conveniently located close to popular green spaces such as Blythe Hill Fields, Hilly Fields and Ladywell Fields.

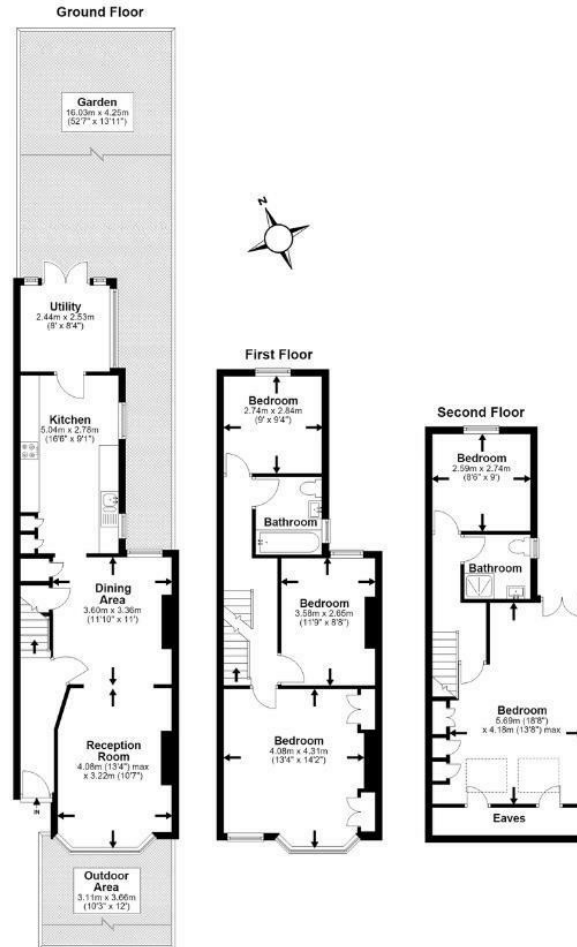
EPC: C | Council Tax Band: D



Floorplan

Manwood Road, SE4

Total* = 141.2 sq. m / 1520.0 sq. ft
 Ground Floor = 53.2 sq. m / 572.6 sq. ft
 First Floor = 48.0 sq. m / 517.0 sq. ft
 Second Floor = 40.0 sq. m / 430.4 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) A | | | 84 |
| 81-101) B | | | |
| 69-80) C | | 70 | |
| 55-68) D | | | |
| 39-54) E | | | |
| 21-38) F | | | |
| 1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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