



MANOR AVENUE, BROCKLEY, LONDON, SE4 1TD
£650,000 LEASEHOLD

SPANNING JUST UNDER 1,000 SQ.FT AND WITH A SUPERB 35FT X 32FT PRIVATE GARDEN, THIS SPACIOUS THREE BEDROOM PERIOD CONVERSION IS LOCATED ON THE HIGHLY SOUGHT AFTER MANOR AVENUE IN THE HEART OF THE BROCKLEY CONSERVATION AREA.

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DESCRIPTION:

Found on the lower ground floor of this impressive four storey semi-detached period home and with a private entrance to the side, the accommodation comprises; entrance hall with some very clever storage and a 'secret room' currently used as a playroom, there is a very large 24'4 x 11'11 lounge/diner with an open plan modern kitchen and leading to a conservatory extension. There is a generous master bedroom, two further bedrooms, a bathroom with separate shower and sunken bath. To the rear is a large private garden with deck, lawn, mature shrubs and side access.

This is a fantastic property and your immediate viewing is essential. Video tour can be seen at winkworth.co.uk

The property is located within a few minutes' walk of Hilly Fields with its tennis and basketball courts and children's playground. The popular Brockley Farmers Market and weekly Street Food Market are also nearby. Located in Zone 2 the transport links are excellent and there are services to London Bridge, Cannon Street, Charing Cross and Victoria providing easy access to the City and Canary Wharf. Brockley Station and the Overground Line are just 0.39 miles, St John's Station is 0.32 miles, New Cross 0.5 miles and the DLR 0.58 miles. Both Gordonbrock Primary School and Prendergast School for Girls (also offers a co-ed 6th Form) are Ofsted "Outstanding". There is also the Dulwich schools bus stop around the corner giving access to the sought after Dulwich schools. Ladywell Village is a short walk which is popular for its wide range of independent shops, gastro pub, cafes, deli, and patisserie.

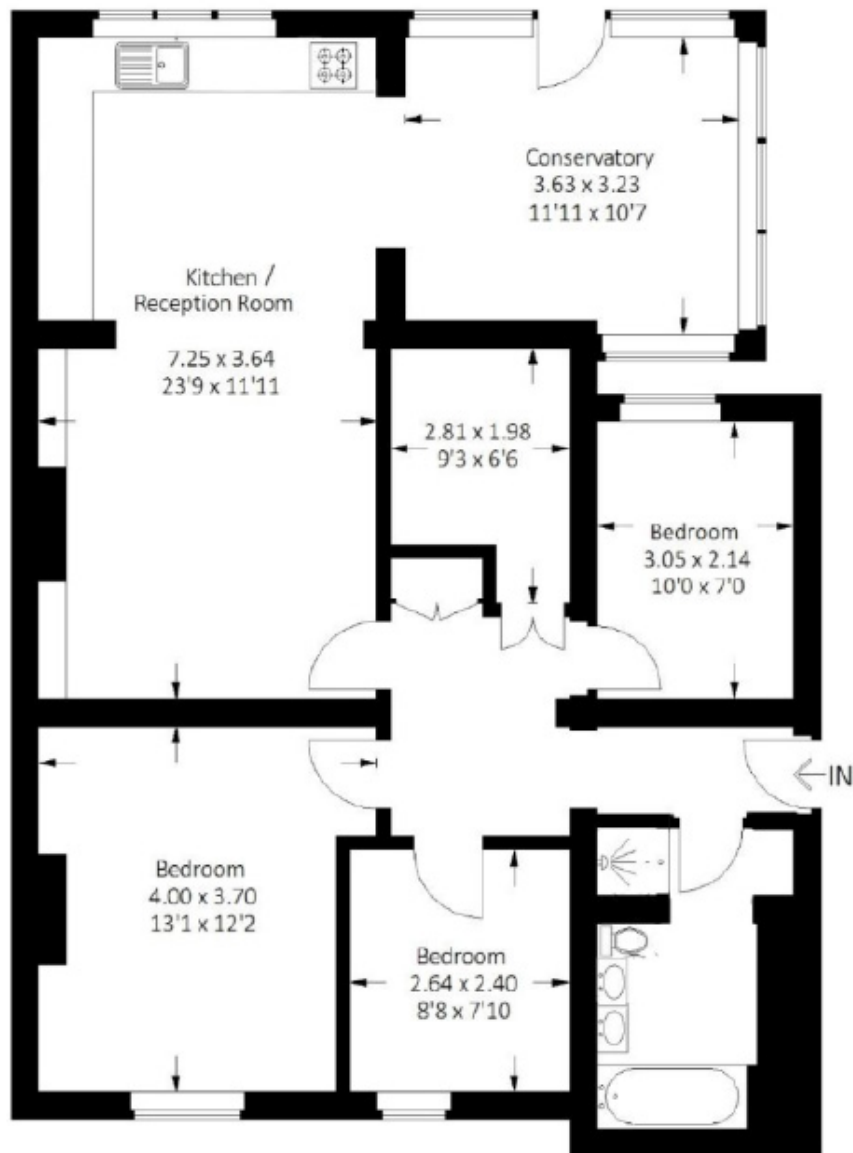
AT A GLANCE

- period conversion
- three bedrooms
- private garden
- conservatory
- 1,000 sq.ft
- Brockley Conservation Area
- private entrance





Garden
10.63 x 9.78
34'11 x 32'1



Approximate Gross Internal Area
92.2 sq m / 992 sq ft



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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