



Waddington Way, SE19

£800,000 *Freehold*



Located on a tree lined residential street in the popular SE19 postcode, this spacious family home offers excellent potential for modernisation and improvement, making it ideal for buyers looking to create their perfect home.

The ground floor comprises a bright reception room, kitchen with dining area, and a family bathroom.

KEY FEATURES

- Freehold
- Detached
- Four Bedrooms
- Two Bathrooms
- 100ft rear garden
- Modernisation required
- Sought-after SE19 Location
- 1324saft or 123sam



Crystal Palace

02038693222 | crystalpalace@winkworth.co.uk



for every step...



Upstairs, the property offers three double bedrooms, one single bedroom, and a further bathroom, providing flexible accommodation for growing families.

Externally, the property benefits from a large rear garden, perfect for outdoor entertaining and family enjoyment.

Well positioned for local amenities, schools, and green spaces, the property also enjoys excellent transport links, with Norwood Junction, Crystal Palace and Anerley stations offering fast services into central London. Numerous bus routes further enhance connectivity across South London.





MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: D

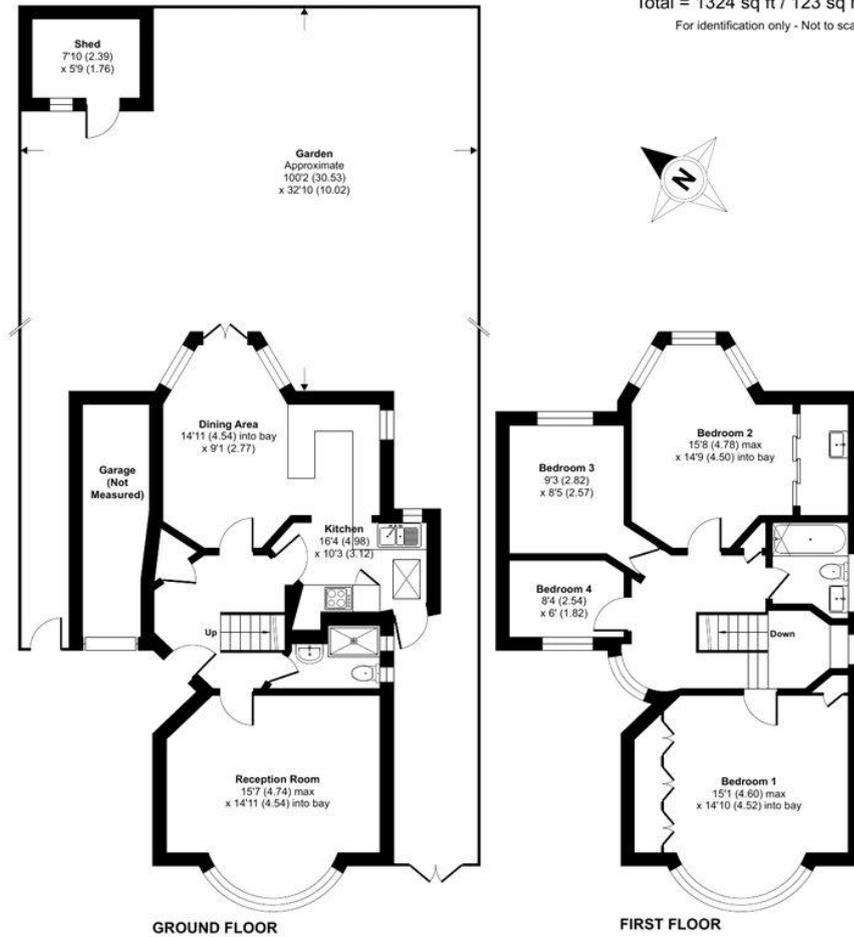
Waddington Way, London, SE19

Approximate Area = 1279 sq ft / 118.8 sq m (excludes garage)

Outbuilding = 45 sq ft / 4.2 sq m

Total = 1324 sq ft / 123 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3hcom 2026. Produced for Winkworth Crystal Palace. REF: 1421921

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Crystal Palace

02038693222 | crystalpalace@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.