



Waddington Way, SE19 | Guide Price £800,000

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In General

- Detached family house
- Four bedrooms plus study
- Modern kitchen with integrated appliances
- Off street parking and a garage
- Large through lounge / diner
- Separate garden room
- Tastefully decorated throughout

In Detail

Guide price £800,000 - £850,000

A beautifully presented and significantly upgraded four-bedroom detached residence, ideally positioned on a highly sought-after residential road close to Downsview Primary School.

This exceptional home has been thoughtfully extended beyond its original footprint to provide spacious, well-proportioned accommodation, making it an ideal long-term home for a young or growing family. Standout features include a contemporary white high-gloss handleless kitchen with integrated appliances and granite work surfaces, an impressive 29'9" through reception room, a bright garden room with double doors opening onto a patio seating area, and a ground floor study, perfectly suited for home working. The first floor offers four well-appointed bedrooms, with two benefiting from fitted storage, together with plantation shutters. Additionally the family bathroom has been recently refurbished to a modern standard.

Externally, the property enjoys a beautifully landscaped rear garden with mature planting and an attractive pergola, while the front provides off-street parking for two vehicles and access to a detached garage.

Ideally located for Downsview Primary School and Harris Academy, the property also benefits from nearby green open spaces and convenient access to Norbury railway station, offering direct services to London Bridge and Victoria.

This outstanding home is presented in immaculate condition throughout and must be viewed to be fully appreciated.

EPC: C | Council Tax Band: F



Floorplan

Waddington Way, SE19

Approximate Gross Internal Area
 Ground Floor = 70.0 sq m / 753 sq ft
 First Floor (Excluding Void)
 67.8 sq m / 622 sq ft
 Garage = 15.4 sq m / 166 sq ft
 Total = 143.2 sq m / 1641 sq ft



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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
 shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			85
81-101) B			
69-80) C			
55-68) D		67	
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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