

Willow Wood Crescent, London, SE25 5PZ



Guide Price £400,000



House - Terraced

- GUIDE PRICE £400,000 - £425,000
- Three Bedroom Contemporary Style Family House
- Fitted Kitchen
- Garage
- Does Require Updating & In Our Opinion Offers Opportunity & Potential
- For Sale By Order Of Power Of Attorney
- Double Glazing & Gas Warm Air Heating
- First Floor Family Bathroom & Additional Downstairs WC/Cloakroom
- Situated On The South Norwood/Selhurst Borders In A Cul-De-Sac
- No Onward Chain

Willow Wood Crescent, London, SE25 5PZ

GUIDE PRICE £400,000 - £425,000

Located on the peaceful South Norwood/Selhurst borders within a quiet cul-de-sac, this three-bedroom contemporary family home presents a fantastic opportunity for buyers looking to modernise. While the property would benefit from some updating, it offers excellent potential throughout. The ground floor features a welcoming porch and entrance hallway, a spacious open-plan living/dining area, and a separate kitchen. The dining space opens into a bright conservatory, which also includes a convenient downstairs WC. To the rear, you'll find an easy-to-maintain patio-style garden - perfect for low-maintenance outdoor living. Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom. An added bonus is the garage to the front, along with off-street parking - an increasingly rare find in this location. With its solid layout and desirable location, this home is ideal for those seeking a project or looking to create a home tailored to their own taste.

Tenure: Freehold EPC Rating: E Croydon Council Tax Band: D - The vendor informs us that at present the gas supply to the property has been disconnected - please ask for further details. We cannot trace building regulations for this property.

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

Willow Wood Crescent, London, SE25

Approximate Area = 1336 sq ft / 124.1 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). © nichecom 2025.
Produced for Home Castle. REF: 1293849

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Map data ©2025

Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.