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HERE TO GET *you* THERE

38 Willrose Crescent, London, SE2 0LG

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Guide Price £450,000-£475,000

Welcome to this charming three-bedroom semi-detached house, conveniently located for local amenities and just 0.5 miles from Abbey Wood Station and the Elizabeth Line. Perfectly blending 1930s charm with modern updates, this property offers an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The lounge, open to the dining room, provides a spacious and airy layout, perfect for family gatherings and entertaining. The fitted kitchen has been updated and offers plenty of storage, making meal preparation a joy.

Upstairs, the three well-planned bedrooms are comfortable and thoughtfully designed to maximise space and light. The family bathroom offers a relaxing retreat at the end of the day.

The outdoor spaces include a delightful rear garden, perfect for outdoor activities, gardening, or simply unwinding in the fresh air. The front garden enhances the curb appeal and provides a peaceful entry to your home. Additional features include gas central heating and double glazing, ensuring comfort and energy efficiency year-round.

This property's location is a significant benefit. It is just 0.5 miles from Abbey Wood Station and the Elizabeth Line, offering excellent connectivity for commuters. Local amenities, including a Sainsbury's Supermarket, are close by for convenient shopping. Additionally, Alexander McLeod Primary School is within easy reach, making school runs hassle-free.

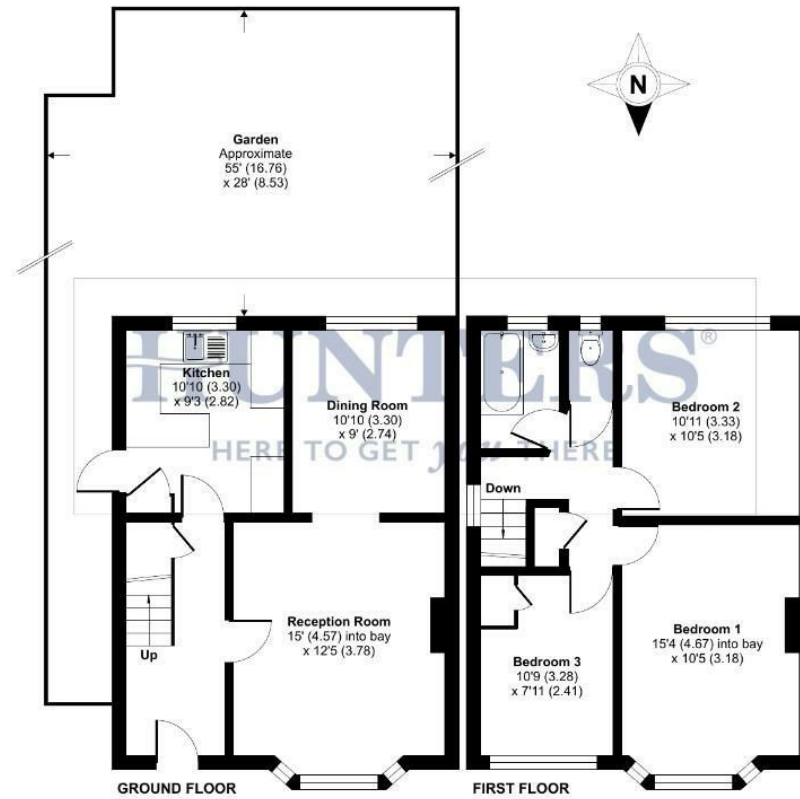
This well maintained home is ready to welcome its new owners. Don't miss the opportunity to make it yours. Contact us today to arrange a viewing!

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000  
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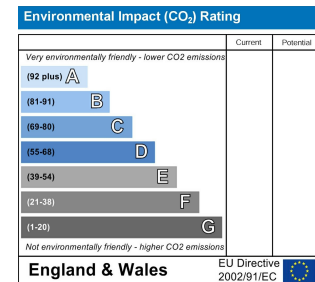
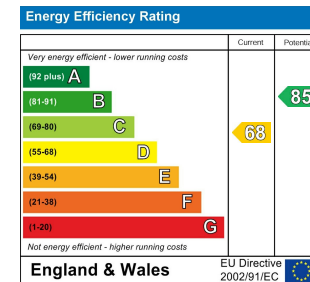
# Willrose Crescent, London, SE2

Approximate Area = 965 sq ft / 89.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richacomm 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevellyheath. REF: 1125216



**ENTRANCE HALL**

**LOUNGE**

15'0 x 12'5

**DINING ROOM**

10'10 x 9'0

**KITCHEN**

10'10 x 9'3

**FIRST FLOOR LANDING**

**BEDROOM ONE**

15'4 x 10'5

**BEDROOM TWO**

10'11 x 10'5

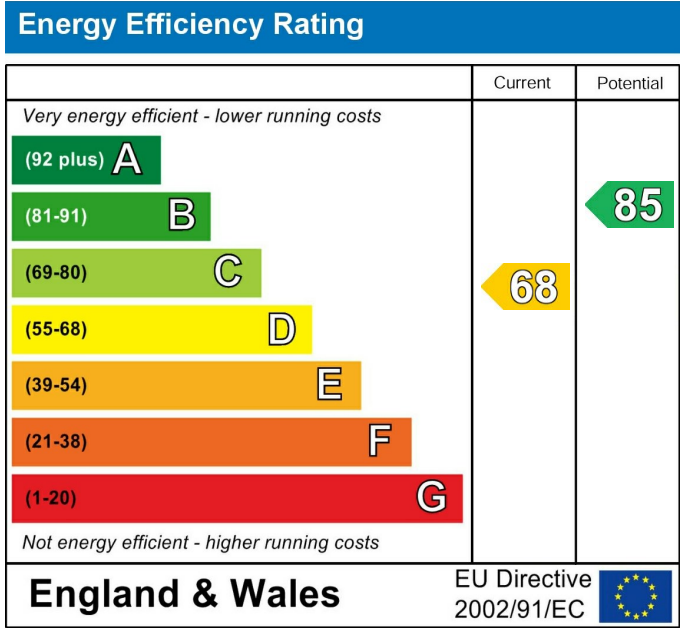
**BEDROOM THREE**

10'9 x 7'11

**BATHROOM**

**GARDEN**

55'0 x 28'0



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





