



Pollard Machin
FOR SALE
030 8657 4466

83 Wentworth Way, Sanderstead, Surrey, CR2 9EZ

Pollard Machin

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83

Wentworth Way
South Croydon
Surrey CR2 9EZ

£415,000

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Immaculately Presented Two Bedroom Terraced Home with Driveway and Generous Rear Garden. EPC Rating D. Council Tax Band D.

This beautifully maintained two-bedroom terraced house is set on Wentworth Way, Sanderstead offering stylish interiors, modern fittings and a wonderful sense of space throughout.

The property features a bright and airy reception room with ample space for both living and dining areas, perfect for relaxing or entertaining. The modern kitchen is well-appointed with contemporary units and integrated appliances, complemented by a useful downstairs WC.

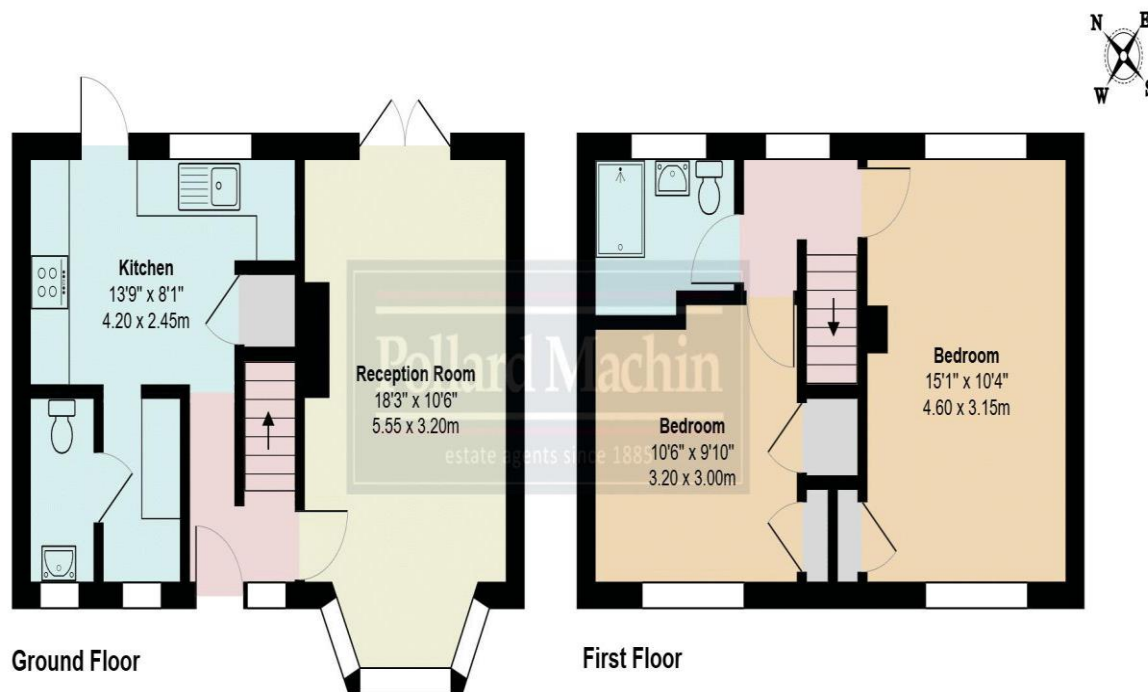
Upstairs, there are two well-proportioned bedrooms, including a generous main bedroom with plenty of natural light and a smart family shower room finished to a high standard.

Outside the property benefits from a good-sized rear garden, ideal for outdoor dining and family enjoyment, as well as a private driveway providing off-street parking.

Located within easy reach of excellent transport links, the property also enjoys proximity to reputable local schools, open green spaces and a variety of shops and amenities.

This charming home is perfect for first-time buyers, small families, or those looking to downsize without compromise. Early viewing is highly recommended.





Wentworth Way, South Croydon CR2
Approx. Gross Internal Area 765sq ft / 71.1sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

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