



Westbourne Road, CROYDON, CR0 6HQ

**Welcome to
Westbourne Road, CROYDON**

A lovely family home situated on the popular residential Westbourne Road of Croydon. Close to good schools, local shops and public transport and is offered to the market CHAIN FREE!

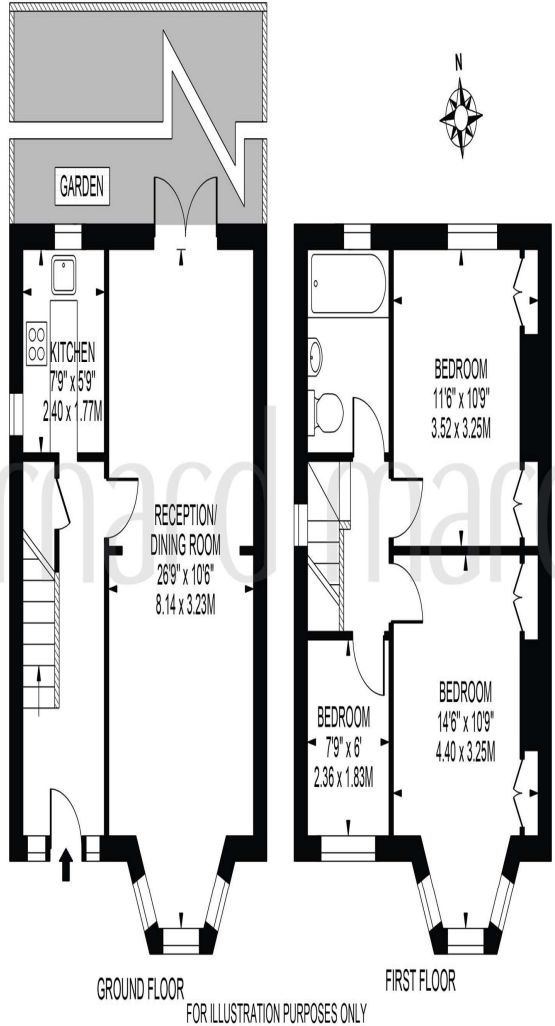
Briefly comprising a through reception room, a separate fitted kitchen, whilst upstairs offers three bedrooms and a modern family bathroom. Additional benefits include a shared driveway and private garage plus a front and rear garden.

Call us today to arrange your viewing on what could be your next family home!



WESTBOURNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 793 SQ FT - 73.68 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Westbourne Road, CROYDON

- Three Bedrooms
- Semi-Detached Family Home
- Through Reception Room
- Garage & Shared Driveway
- CHAIN FREE

Tenure: Freehold EPC Rating: D

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CRY111735 - 0003



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