

property details **approval form**

45 Westbourne Road, CROYDON, Surrey, England, CR0 6HQ

Date: 22 May 2024

Property Ref and Version: CRY111735 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

45 Westbourne Road, CROYDON, Surrey, England, CR0 6HQ

Date: 22 May 2024

Property Ref and Version: CRY111735 - 0005

>> **price**

offers in excess of £450,000

Tenure: Freehold

>> **key features**

- > Three Bedrooms
- > Semi-Detached Family Home
- > Through Reception Room
- > Garage & Shared Driveway
- > CHAIN FREE
- > EPC Rating: D

>> **short description**

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

>> **long description**

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!

>> **directions**

Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA

T 020 8680 9226 **E** croydon@barnardmarcus.co.uk

property details approval form

45 Westbourne Road, CROYDON, Surrey, England, CR0 6HQ

Date: 22 May 2024

Property Ref and Version: CRY111735 - 0005

>> property images



Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA

T 020 8680 9226 E croydon@barnardmarcus.co.uk

property details approval form

45 Westbourne Road, CROYDON, Surrey, England, CR0 6HQ

Date: 22 May 2024

Property Ref and Version: CRY111735 - 0005

>> property images



Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA

T 020 8680 9226 E croydon@barnardmarcus.co.uk

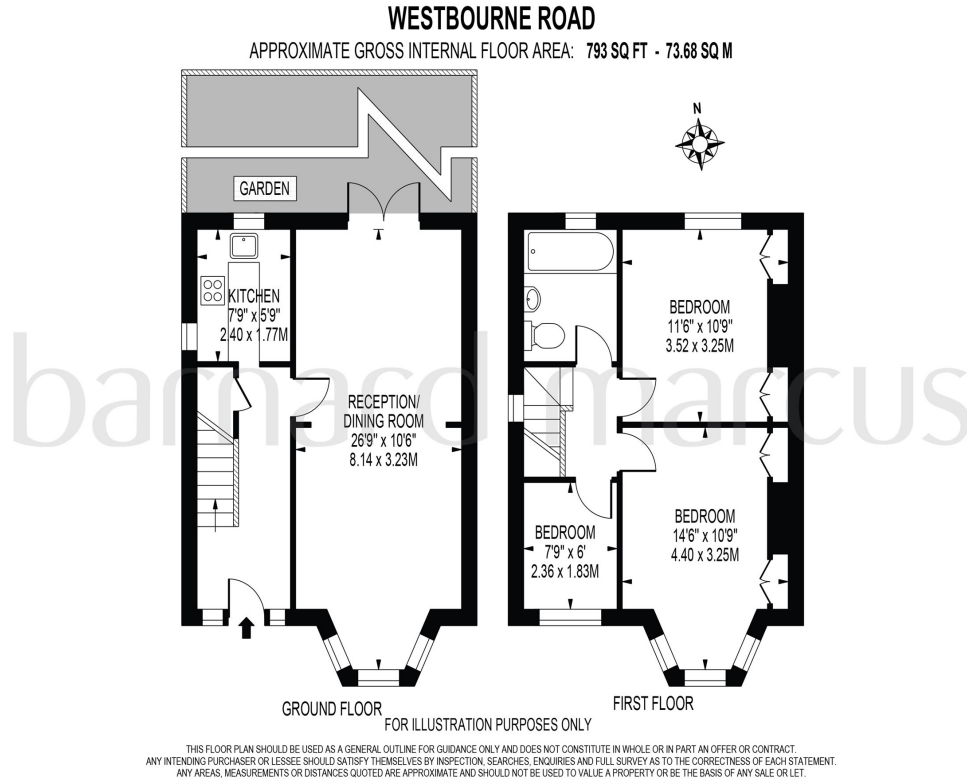
property details approval form

45 Westbourne Road, CROYDON, Surrey, England, CR0 6HQ

Date: 22 May 2024

Property Ref and Version: CRY111735 - 0005

>> floor plan



>> approval

Signature

Date

	Signature	Date
Carrie Rudge	C.Rudge	22/05/2024
Mr A. Carbon & Ms H. Littleward		

Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA

T 020 8680 9226 **E** croydon@barnardmarcus.co.uk