



**Wentworth Way, South Croydon, CR2 9EW**



**Welcome to  
Wentworth Way, South Croydon**

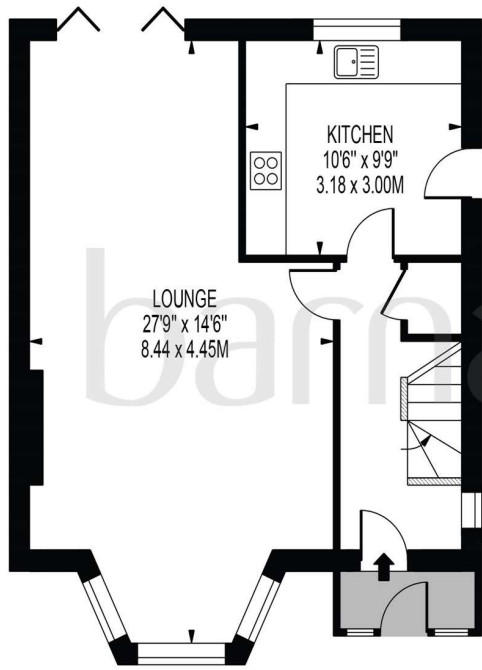
A spacious five bedroom semi-detached family home comprising of large L shape reception room leading into the dining area, separate modern fitted kitchen, five bedrooms with a modern shower room on the first floor and a further second bathroom on the top floor. The property further benefits from a larger than average private rear garden which backs onto Riddlesdown Common so perfect for Dog Walkers and has a driveway for parking for a number of cars, solar panels and there is potential to extend the property further subject to the necessary building/planning consents.

Wentworth Way is a popular road in the Sanderstead/Hamsey Green area which is perfect for the catchment areas for Attwood/Gresham and Hamsey Green Primary Schools and Warlingham School /Sixth Form College. The property is conveniently located for Sanderstead Station and Upper Warlingham Station which provide fantastic links into London. The property is surrounded by beautiful green areas and Golf Courses and there are many local convenient stores and amenities on Limpsfield Road.

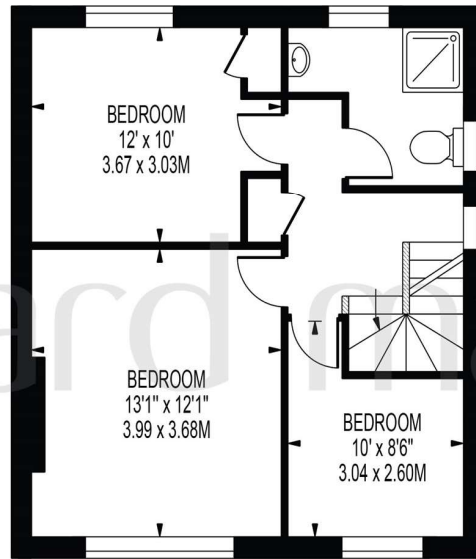


# WENTWORTH WAY

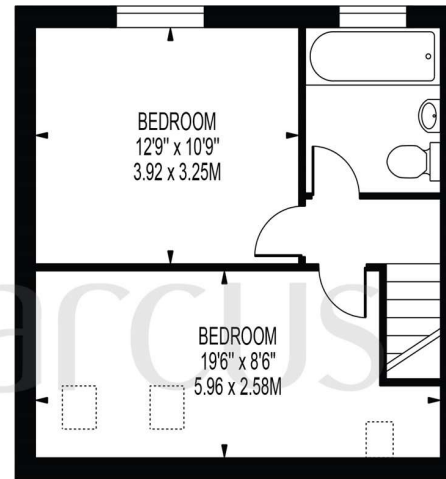
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1395 SQ FT - 129.61 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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

## Wentworth Way, South Croydon

- Semi-Detached
- Five Bedrooms
- Spacious L Shape Reception/Dining Room
- Modern Fitted Kitchen
- Two Bathrooms
- Larger Than Average Private Rear Garden Which Backs Onto Riddlesdown Common
- Driveway For Ample Cars

Tenure: Freehold EPC Rating: C

offers in excess of

**£575,000**



**view this property online** [barnardmarcus.co.uk/Property/SAN106309](https://barnardmarcus.co.uk/Property/SAN106309)

Please note the marker reflects the postcode not the actual property

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:  
SAN106309 - 0008

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