



**Price**  
**£425,000**

**Freehold**

3x  1x  2x 

**Wingate Crescent,  
Croydon, Surrey, CR0**

**cubitt & west**  
Helping you move forwards



## Main features

- Ready to move into family home
- Open plan lounge perfect for entertaining family & friends
- Off street parking
- Moments way from local transport links and amenities
- No onward chain

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'8 x 11'7 (4.17m x 3.53m)

Dining Area: 9'10 x 9'1 (3.00m x 2.77m)

Kitchen: 9'5 x 9'5 (2.87m x 2.87m)

Utility Area: 13'10 x 4'5 (4.22m x 1.35m)

### FIRST FLOOR

Landing

Bedroom 1: 11'7 x 10'11 (3.53m x 3.33m)

Bedroom 2: 11'10 x 11'1 (3.61m x 3.38m)

Bedroom 3: 13'8 x 7'10 (4.17m x 2.39m)

Bathroom

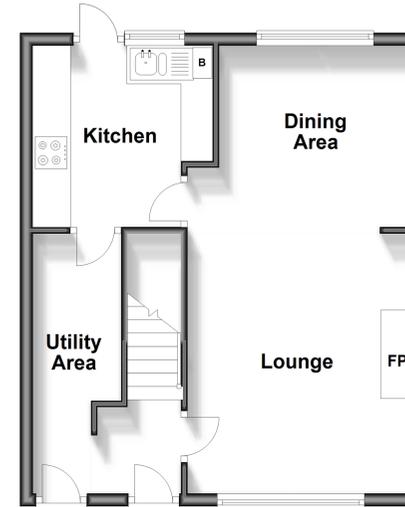
### OUTSIDE

Rear Garden

Off-Road Parking

### Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



**Call Shirley - 020 8654 3037 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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