

5 Bedroom Semi-Detached

Wentworth Way, South Croydon, CR2 9EY

£625,000



- ** Chain Free **
- 2 Bathrooms & Downstairs cloakroom
- Driveway
- Close to Schools & Amenities
- 5 Bedrooms Semi-Detached
- Loft Conversion
- Transport links
- Scope to extend STPP



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Hannah James Estates are delighted to offer to the market this exceptional Chain Free 5 bedroom semi detached family home situated in sought after road within flat, level walking distance of Hamsey Green parade.

The property boasts bright and spacious accommodation arranged over three floors and a flexible living layout, with easy access to transport links and in walking distance of popular primary and secondary schools.

The ground floor comprises of a light reception room, a large kitchen / dining room with direct access to the well maintained garden. There is also a cloakroom.

On the first floor you can find 2 double bedrooms, a 3rd bedroom/office with ample storage and a family bathroom

The loft has been converted to provide 2 further good size bedrooms and a second bathroom.

The garden has an Easterly aspect and benefits from brick built storage and a office / garden room which has electric and lighting.

Location

Located in a popular residential road close within flat walking distance to local shops and the bus services.

Adding to the appeal of this property are the numerous amenities on offer including the frequent 403 bus route linking Warlingham, Sanderstead and Croydon, excellent reputable schools for all ages including Warlingham, Riddlesdown Collegiate, Gresham and Atwood, local shops including Sainsbury's, Waitrose and Costa, mainline railway stations serving central London including Upper Warlingham, Caterham, Whyteleafe and Whyteleafe South whilst at Godstone is the M25 junction 6 which provides access to both Gatwick Airport and the south coast.

A minute walk away is the 403 bus stop that goes to central Croydon via Sanderstead & Purley Oaks train stations in approximately 7 minutes. Both providing frequent and direct services to central London (Victoria and London Bridge). East Croydon is just a few steps away with transfers to London Gatwick and the coast. Upper Warlingham train station is also a short drive.

Many local beautiful walks can be found in Riddlesdown Common and Kings Wood along with open spaces including Sanderstead and Whyteleafe Recreation grounds

This property is within the Borough of Croydon so benefits from being within the Freedom Pass zone.

Please visit our web page for more information on the area:
HannahJamesEstates.com/About-Sanderstead







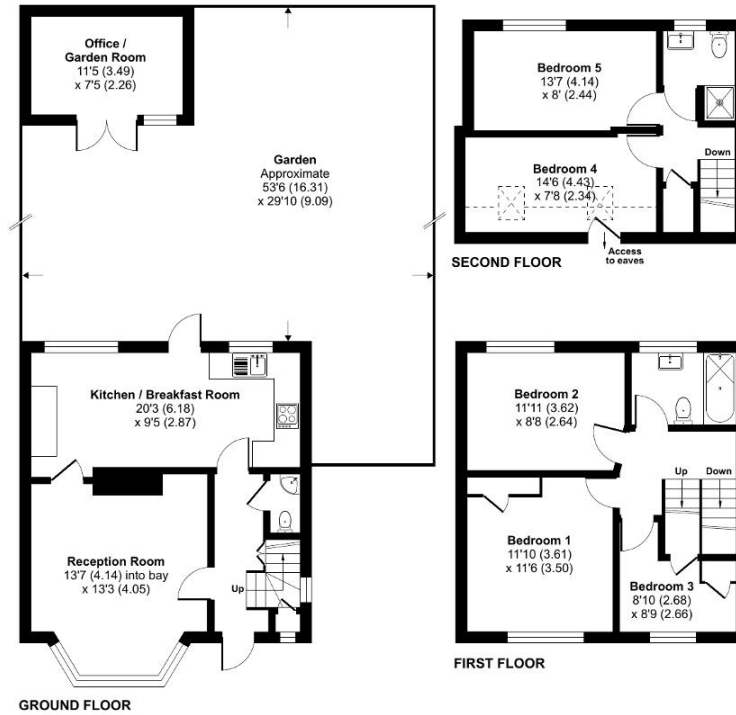
Floorplan(s)

Wentworth Way, CR2

Approximate Area = 1153 sq ft / 107.1 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Garage = 85 sq ft / 7.8 sq m
 Total = 1266 sq ft / 117.6 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hannah James Estates. REF: 1198475

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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