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**Wentworth Road, Croydon CR0 3HT**

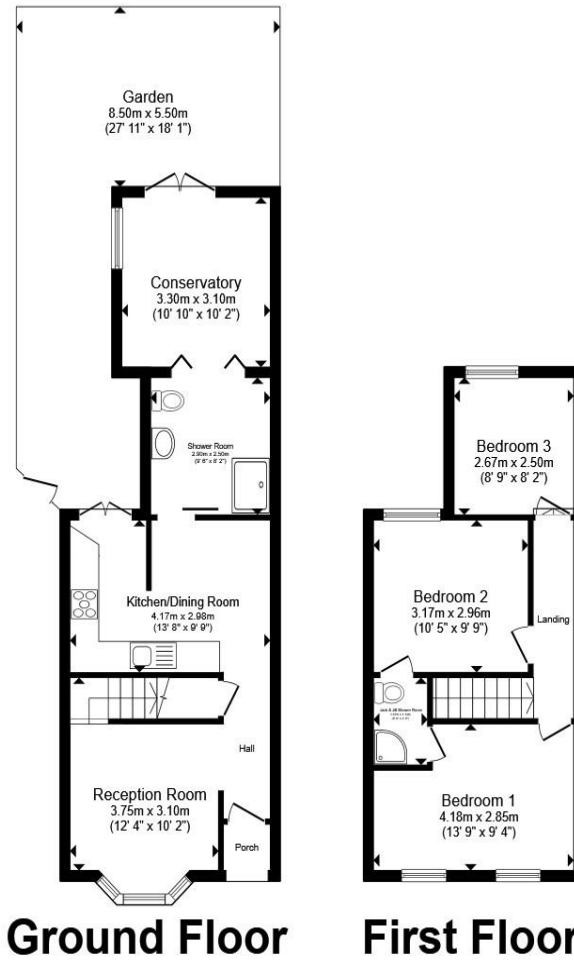
welcome to

## Wentworth Road, Croydon

Well-presented three-bedroom end-of-terrace house featuring a bright reception room, kitchen/diner, conservatory and a private rear garden with shed, ideally positioned for local transport, schools and green spaces. Situated on Wentworth Road, this well-presented three-bedroom end-of-terrace home offers well-balanced accommodation ideal for families, first-time buyers or investors alike. and a conservatory to the rear which opens directly onto the garden. A ground floor bathroom completes the layout. Upstairs, there are three well-proportioned bedrooms, offering flexible space for sleeping, working from home or guest use. Externally, the property benefits from a private rear garden, mainly laid to lawn with patio seating and a useful rear shed providing additional storage. Wentworth Road is conveniently located for a range of local amenities and transport links. West Croydon and Waddon stations offer access into Central London, while several bus routes serve the surrounding area. The property is also well placed for local schools, everyday shopping and leisure facilities. Nearby green spaces and parks provide excellent options for walking, recreation and family time.



**Auctioneer's Comments:** This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Total floor area 82.2 m<sup>2</sup> (885 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Wentworth Road, Croydon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End-of-terrace house
- Three bedrooms
- Conservatory extension
- Private rear garden with shed
- Convenient for transport, schools & amenities

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

guide price

**£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114769](https://barnardmarcus.co.uk/Property/THH114769)



Property Ref:  
THH114769 - 0003

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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