

Wentworth Road, Croydon CR0 3HT

barnard marcus

welcome to

Wentworth Road, Croydon

Well-presented three-bedroom end-of-terrace house offered with no onward chain, 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. The ground floor comprises a welcoming front reception room, a kitchen/dining area providing ample space for everyday living, 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. **Agents Notes**: "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



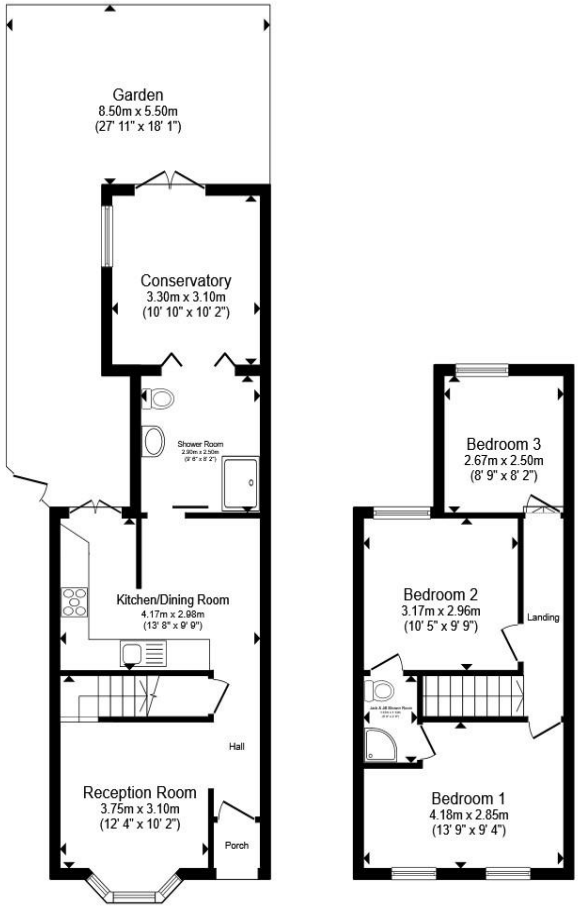


















Total floor area 82.2 m² (885 sq.ft.) approx

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

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- End-of-terrace house
- Three bedrooms
- Conservatory extension
- Private rear garden with shed
- Convenient for transport, schools & amenities
- No chain

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

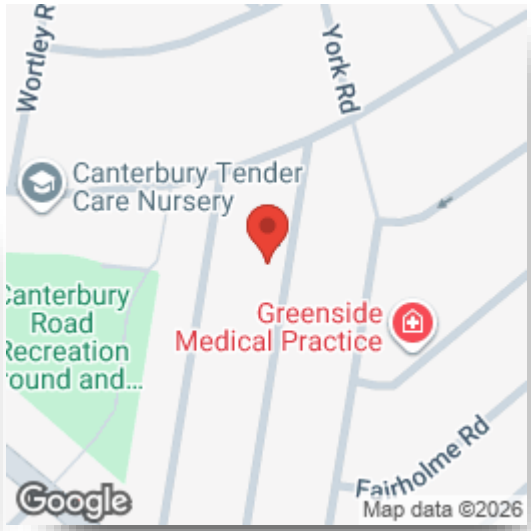
offers in excess of

£375,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH115024

The Property Ombudsman

Property Ref:
THH115024 - 0003

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.

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