

Wentworth Road, Croydon

In Excess of **£400,000**







Wentworth Road

Croydon

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:

- Charming end-of-terrace Victorian home situated on a popular residential road in Croydon
- Bright and spacious accommodation arranged over three floors
- Three well-proportioned double bedrooms, including a generous second-floor bedroom
- Useful ground-floor WC
- Attractive, low-maintenance rear garden with patio and shed, perfect for outdoor entertaining
- Conveniently located for local shops, schools and transport links







Reception Room
15' 6" x 11' 7" (4.72m x 3.53m)

Dining/Family Room
13' 8" x 9' 7" (4.17m x 2.92m)

Kitchen
10' 4" x 9' 11" (3.15m x 3.02m)

Utility Room
9' 11" x 7' 2" (3.02m x 2.18m)

WC
4' 10" x 2' 5" (1.47m x 0.74m)

Bedroom One
13' 8" x 9' 2" (4.17m x 2.79m)

Bedroom Two
8' 2" x 8' 2" (2.49m x 2.49m)

Bathroom
7' 7" x 6' 10" (2.31m x 2.08m)

Bedroom Three
12' 5" x 10' 8" (3.79m x 3.25m)

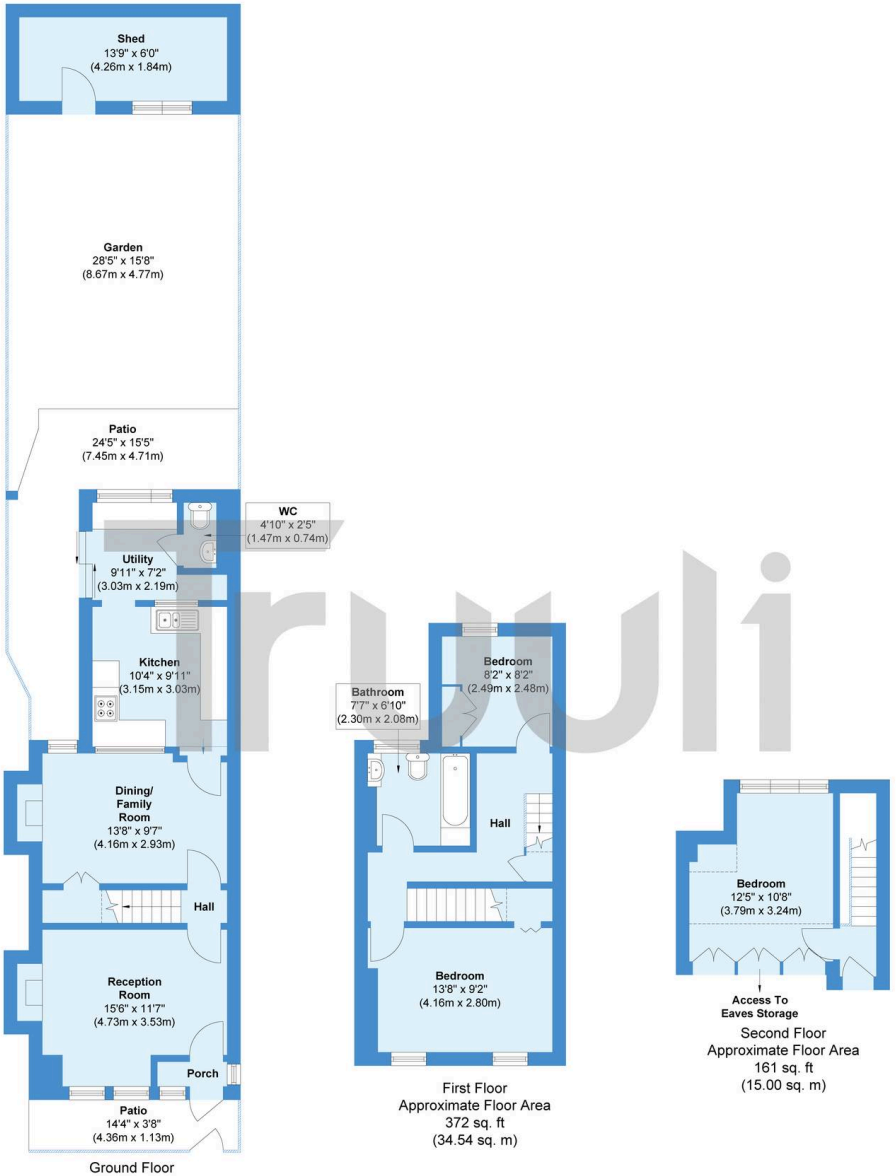
Rear Garden
28' 5" x 15' 8" (8.66m x 4.78m)

Rear Patio
24' 5" x 15' 5" (7.44m x 4.70m)

Shed
13' 9" x 6' 0" (4.19m x 1.83m)

Front Patio
14' 4" x 3' 8" (4.37m x 1.12m)

Wentworth Road, CR0



Approximate Gross Internal Area = 98.96 sq m / 1065 sq ft

This floor plan is not to scale and measurements and areas are approsimate and therefor snould be used for illustrative purposes only. maximum widths and lengths are represented on the floor plar. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on fithereis any aspact of particular importance, you should carry out or commission your own inspection at the property.



Truuli

Truuli, Southbridge House, Southbridge Place, Croydon - CR0 4HA

03300430002

hello@truuli.co.uk

truuli.co.uk/