

## Wentworth Road, Croydon, Surrey, CR0 3HT

£475,000 Freehold

- Beautifully presented end of terrace Victorian home
- Enhanced by the current owner with exceptional craftsmanship
- Modern decor throughout
- Spacious double shower room with
- Extended kitchen with utility space and bright dining space
- Oasis styled private garden
- Lovely outbuilding with office/work space and storage area
- No onward chain

WC & downstairs WC

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

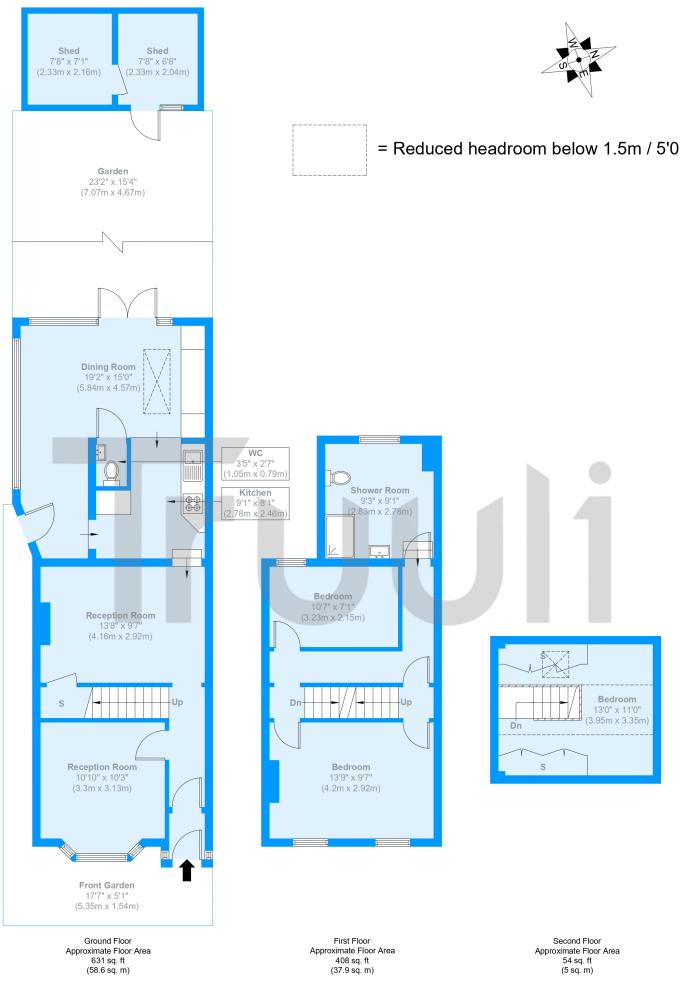
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# Wentworth Road, Croydon, Surrey, CR0 3HT

£475,000 Freehold

This beautifully presented Victorian home is a true standout, seamlessly blending timeless character with exceptional contemporary design. Lovingly enhanced by the current owner, the property is being offered with no onward chain and showcases sterling craftsmanship and thoughtful attention to detail throughout.

## Wentworth Road



Approximate Gross Internal Area = 101.5 sq m / 1093 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. 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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating

Rating	Score Range	Current	Potential
<b>A</b>	(92+)	92+	
<b>B</b>	(81-91)	81-91	79
<b>C</b>	(69-80)	69-80	
<b>D</b>	(55-68)	55-68	52
<b>E</b>	(39-54)	39-54	
<b>F</b>	(21-38)	21-38	
<b>G</b>	(1-20)	1-20	

Not energy efficient - higher running costs

