



**Guide Price**  
**£370,000**

**Freehold**

3x  1x  2x 

**Wentworth Road,  
Croydon, Surrey, CR0**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Lovely period mid-terraced home
- Fitted kitchen and downstairs bathroom
- Spacious living room and dining room
- Private low-maintenance rear garden
- Ultra-convenient location close to transport and shops

## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 11'2 x 10'3 (3.41m x 3.13m)

Dining Room: 13'7 x 9'5 (4.14m x 2.87m)

Kitchen: 11'2 x 9'0 (3.41m x 2.75m)

Bathroom

Lean-To: 15'2 x 4'2 (4.63m x 1.27m)

### FIRST FLOOR

Landing

Bedroom 1: 13'4 x 9'8 (4.07m x 2.95m)

Bedroom 2: 13'5 x 9'3 (4.09m x 2.82m)

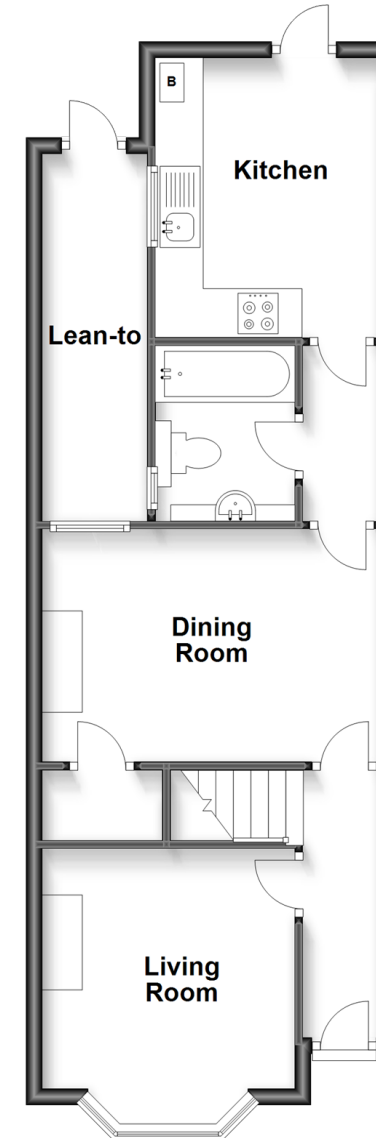
Bedroom 3: 9'3 x 9'2 (2.82m x 2.80m)

### OUTSIDE

Rear Garden

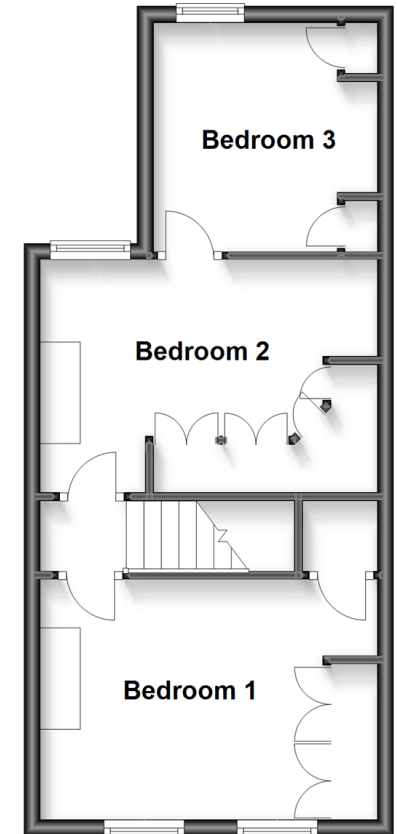
### Ground Floor

Approx. 51.4 sq. metres (553.0 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



**Call Shirley - 020 8654 3037 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



21709189/20231012/GG/RF