



Guide Price
£395,000

Freehold

3x  1x  2x 

**Wingate Crescent,
Croydon, Surrey, CR0**

OVER 60?

You could get up to
59% off the price!*

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Helping you move forwards



Main features

- Spacious semi-detached house
- Lounge and dining area are ideal for entertaining guests
- Upstairs bathroom with separate toilet
- We have been advised that there is a treatment plan in place for Japanese Knotweed at the property. Please make your own enquiries

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'4 x 11'4 (4.07m x 3.46m)

Dining Area: 9'10 x 9'0 (3.00m x 2.75m)

Kitchen: 9'6 x 8'11 (2.90m x 2.72m)

Storage Area: 10'8 x 4'6 (3.25m x 1.37m)

FIRST FLOOR

Landing

Bedroom 1: 11'6 x 11'6 (3.51m x 3.51m)

Bedroom 2: 11'4 (3.46m) narrowing to 8'4 (2.54m) x 11'0 (3.36m)

Bedroom 3: 13'7 (4.14m) narrowing to 7'7 (2.31m) x 7'9 (2.36m)

Bathroom

Separate Toilet

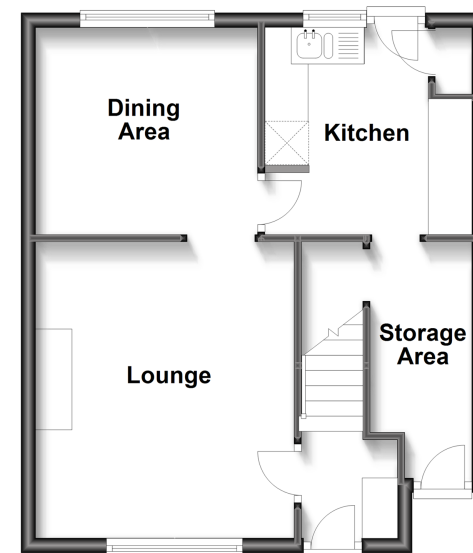
OUTSIDE

Front Garden

Rear Garden

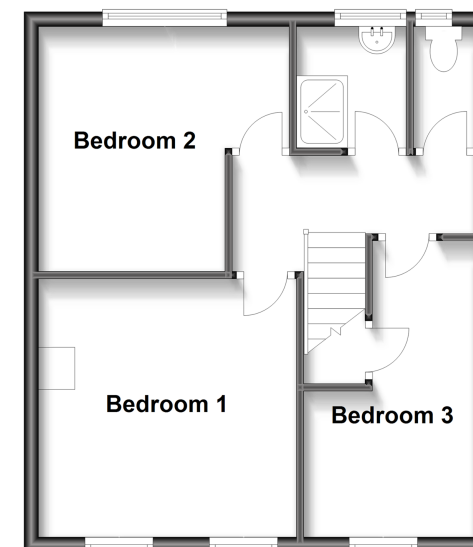
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



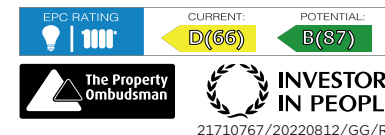
First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Call Shirley - 020 8654 3037 ■ cubittandwest.co.uk

- Japanese Knotweed is present at or close to this property, please contact us before proceeding
- 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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