



FREEHOLD

House - Terraced

# 14 WANDLESIDE, CROYDON, CR0 4JY

Offers In The Region Of

## £450,000

FEATURES



# 3 Bedroom House - Terraced located in Croydon

Nestled in the charming area of Wandleside, Croydon, this delightful three-bedroom terraced family home presents an excellent opportunity for those seeking comfort and convenience. The property boasts a spacious reception room, perfect for both relaxation and entertaining guests. The heart of the home is an open-plan kitchen and dining room, designed to foster a warm and welcoming atmosphere for family gatherings and culinary adventures.

A notable feature of this residence is the conservatory, which offers a bright and airy space that seamlessly connects to a private rear garden through patio doors. This outdoor area provides a tranquil retreat, ideal for enjoying sunny afternoons or hosting barbecues with friends and family.

The property comprises three well-proportioned bedrooms, ensuring ample space for family living or accommodating guests. The bathroom is conveniently located to serve the needs of the household.

This home offers the added benefit of two off-street parking spaces, a valuable asset in this bustling area. With its blend of practicality and charm, this terraced house is a wonderful choice for families


Call us on

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<https://ccgrayestates.com/>

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

