



Approximate total area⁽¹⁾
912 ft²
84.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entry Porch
3'2" x 3'9" (0.97 x 1.15)

Hallway
12'2" x 5'9" (3.73 x 1.77)

Shower Room
8'0" x 4'9" (2.44 x 1.46)

Open Plan Kitchen/
Diner/ Lounge
28'1" x 15'8" (8.56 x 4.80)

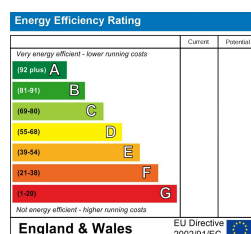
Landing

Bedroom One
13'3" x 9'2" (4.04 x 2.81)

Bedroom Two
12'6" x 9'3" (3.83 x 2.83)

Bedroom Three
9'4" x 6'0" (2.85 x 1.83)

Bathroom
6'3" x 6'3" (1.93 x 1.91)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



£400,000 Viney Bank, Croydon, CR0 9JS



Modern Three-Bedroom Terraced Family Home in a Prime Location

Beautifully presented and ready to move into, this modern three-bedroom terraced home offers stylish, comfortable living in a sought-after setting.

Upon entering, you are welcomed by a useful porch and spacious hallway leading into a bright, open-plan living and dining area, which flows seamlessly into the modern kitchen with breakfast bar. A downstairs shower room with WC completes the ground floor, designed perfectly for busy family life.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom.

Externally, there is a lovely private rear garden, ideal for relaxing or entertaining. Parking is made easy with a garage en bloc and additional residents' parking.

Situated in the convenient location of Viney Bank, the home is close to a wide range of shops and amenities, including Sainsbury's, Aldi, and more. Excellent transport links are within easy reach, with bus and tram routes providing direct access to Central Croydon and surrounding areas. Families will also benefit from the selection of both primary and secondary schools nearby.

Combining everyday practicality with modern appeal, this home is perfectly placed for families seeking space, convenience, and comfort.

A service charge of approximately £600 per year applies.

Call today to book your viewing!

- Modern three-bedroom terraced family home
- Contemporary kitchen with breakfast bar
- Three good-sized bedrooms
- Private rear garden, ideal for entertaining
- Close to Sainsbury's, Aldi & local shops
- Bright open-plan living and dining area
- Downstairs shower room and WC
- Stylish family bathroom
- Garage en bloc + residents' parking
- Excellent transport links & nearby schools

