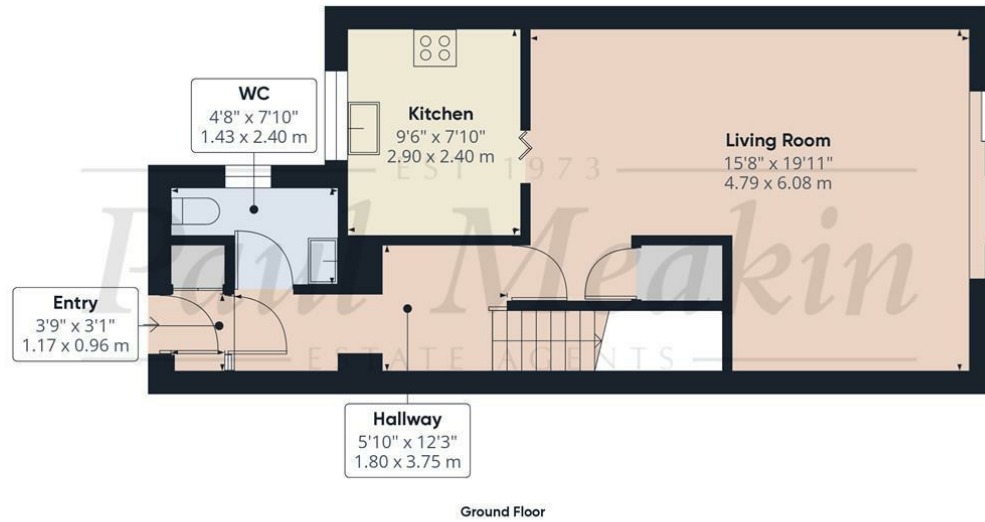


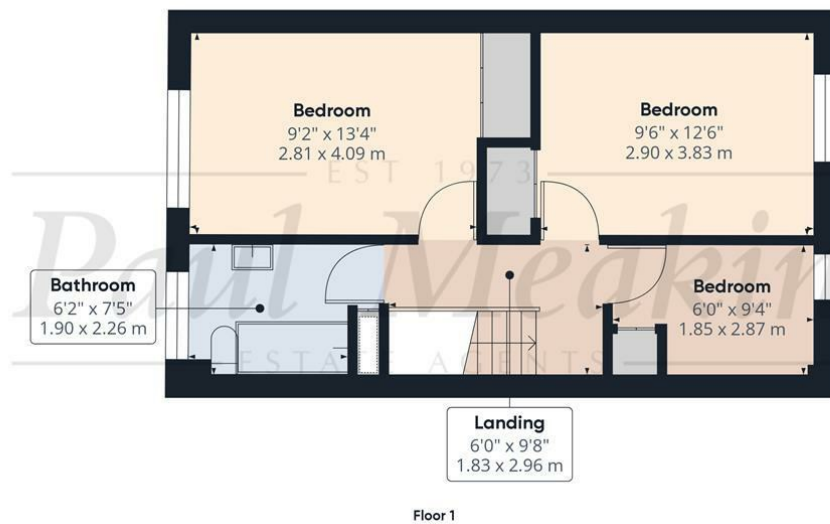


EST 1973
Paul Meakin £400,000 Viney Bank, Court Wood Lane, Croydon, CR0 9JS
 ESTATE AGENTS



EST 1973
Paul Meakin
 ESTATE AGENTS

Approximate total area⁽¹⁾
 911.82 ft²
 84.71 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	72
EU Directive 2002/91/EC	



TAX BAND: D

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



Do not miss this rare opportunity to acquire this three bedroom mid terrace family home, which is nestled away in a cul-de-sac location, conveniently located for good transport links, including bus and tram links into Central Croydon and surrounding areas. Near by woodland, local schools and many shops and amenities.



Internally, the property boasts three sizeable bedrooms, a fitted kitchen and bathroom, useful downstairs WC/Utility, large reception room, benefitting with patio doors leading to the private level rear garden, double glazed windows throughout, gas central heating via radiators and a garage en bloc.

Call 020 8651 1234 now to appreciate the standard, size and location of this property!

