



EST 1973  
**Paul Meakin** Offers In Excess Of £425,000 Viney Bank, Croydon, CR0  
 ESTATE AGENTS



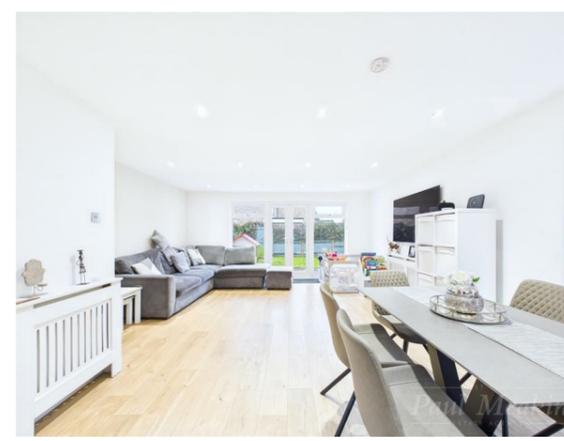
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Approximate total area<sup>(1)</sup>  
 897 ft<sup>2</sup>  
 83.3 m<sup>2</sup>

(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



Nestled in the tranquil surroundings of Court Wood Lane, Croydon, this exceptionally well-presented three-bedroom end of terrace house offers a perfect blend of comfort and modern living. The property boasts a spacious reception room that seamlessly flows into an open-plan fitted kitchen and living area, creating an inviting space ideal for both relaxation and entertaining.

The home features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The refitted bathroom is stylish and functional, while the convenient downstairs utility and W.C. add to the practicality of the layout.

Externally, the property benefits from a private, larger than average garden, perfect for enjoying the outdoors, as well as a garage for additional storage or parking.

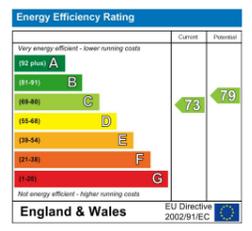
The house is equipped with gas central heating via radiators and double-glazed windows, ensuring warmth and energy efficiency throughout the year.

Situated in a quiet location, this delightful home is conveniently close to local primary and secondary schools and amenities, making it an ideal choice for families and professionals alike.

This property truly represents a wonderful opportunity to acquire a charming home in a sought-after area of Croydon, do not miss this rare opportunity to make this your home!

Freehold/ Croydon council tax band D/ EPC C/ Service charge of £600 per annum.

Entrance Hall	Bedroom	Bedroom
W.C./Utility Room	9'2 x 13'3 (2.79m x 4.04m)	6'1 x 9'5 (1.85m x 2.87m)
Kitchen/Living Room	Bedroom	Bathroom
15'7 x 27'9 (4.75m x 8.46m)	9'4 x 12'8 (2.84m x 3.86m)	Garden
Landing		Garage en bloc



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 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

- Open plan kitchen/Living Room
- Refitted bathroom
- Gas central heating
- Private rear garden
- Garage en bloc

