

**ON HOLD**



**Violet Lane , Croydon**

**3 Bedrooms, 1 Bathroom, Town House**

**Asking Price Of £465,000**

**MARTIN&CO**



## Violet Lane , Croydon

3 Bedrooms, 1 Bathroom

Asking Price Of £465,000

- Three Bedroom House
- Town House
- Over Three Floors
- Excellent Condition
- Living Room

If you are searching for a family home in desirable location then don't miss this lovely town house enjoying a popular and convenient location between Waddon and South Croydon Station.

Well presented throughout, the property affords an entrance hall, utility room, downstairs w/c, kitchen, dinner, door leading to well kept sunny garden. Large Living room, master bedroom , bathroom together with two further bedrooms on top floor. Features to note include, double glazing, garage. Externally there is a parking in front of the house. The Morrison's supermarket at Fiveways and the local shops at South Croydon are approximately half a mile away whilst the many bars and eateries of the 'Restaurant Quarter' are also within staggering distance. There is parkland and a children's playground nearby at Duppas Hill and a leisure centre with swimming pool close at hand on Purley Way. There are also a number of schools in the vicinity including a new Harris Academy primary and the renowned Whitgift School







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		



# Violet Lane, CR0




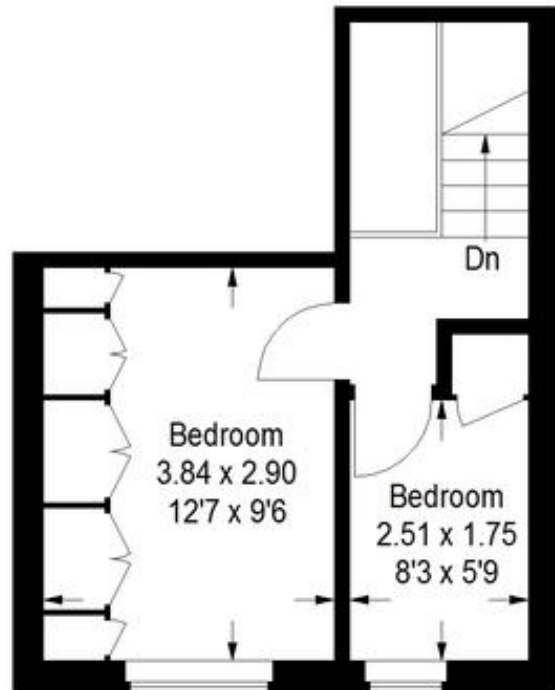
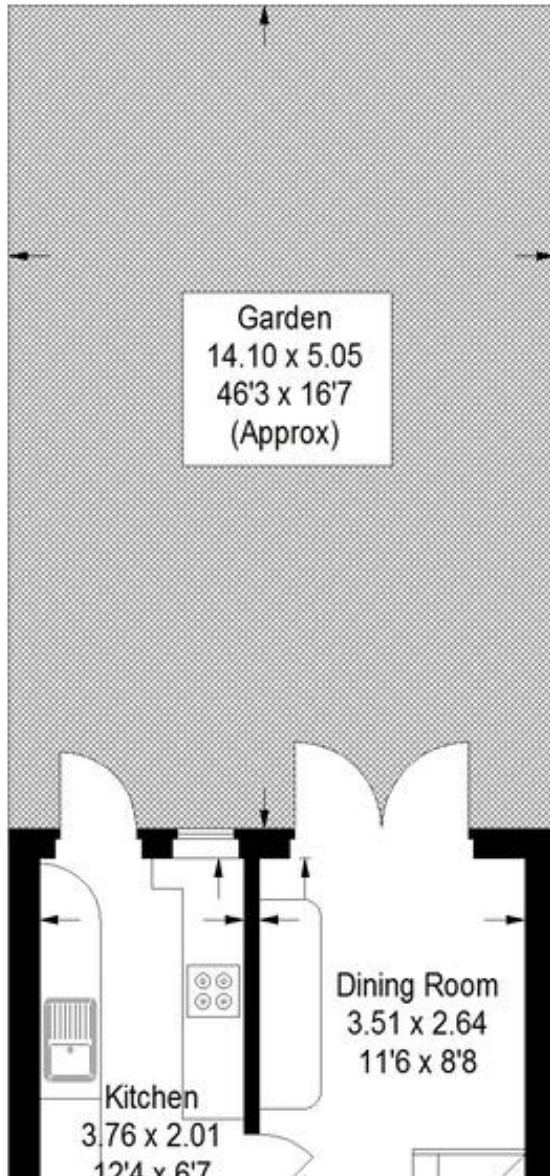
Approximate Gross Internal Area  
(Excluding Eaves)

93.6 sq m / 1008 sq ft

Garage = 10.8 sq m / 116 sq ft

Total = 104.4 sq m / 1124 sq ft

 = Reduced headroom  
below 1.5 m / 5'0



Second Floor



## Martin & Co Croydon

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## MARTIN&CO

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