



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Viney Bank, Court Wood Lane | Croydon | CR0 9JT

Guide price £495,000

LOFT

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Croydon | CR0 9JT
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- Well presented end of terrace home with accommodation across three levels
- Modern kitchen in open plan living space with Juliet balcony
- Two extra rooms downstairs offering two extra bedrooms or an office/playroom
- Landscaped garden with patio and astro
- Family bathroom and shower room on ground floor
- Garage en-bloc
- Great transport links with trams and bus stops walkable distance
- Well regarded primary and secondary schools



Deceptively large family home, with modern renovations, located in the sought after Forestdale development with great transport links and schools, with plenty of room for the whole family.



Ground Floor

Hallway

Shower Room

Kitchen/Reception Room

28'6 x 15'8 (8.69m x 4.78m)

Lower Ground Floor

Landing

Bedroom/Study

13'2 x 9'4 (4.01m x 2.84m)

Bedroom

15'6 x 14'9 (4.72m x 4.50m)

First Floor

Landing

Bedroom

13'3 x 9'3 (4.04m x 2.82m)

Bedroom

12'0 x 9'3 (3.66m x 2.82m)

Bedroom

9'3 x 7'1 (2.82m x 2.16m)

Bathroom

Outside

Front Garden

Rear Garden

28'6 x 17'5 (8.69m x 5.31m)

Garage

12'8 x 10'2 (3.86m x 3.10m)



Viney Bank, CR0

Approximate Gross Internal Area

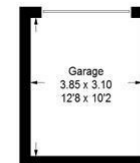
130.6 sq m / 1406 sq ft

Garage = 12.0 sq m / 129 sq ft

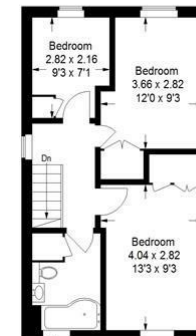
Total = 142.6 sq m / 1535 sq ft



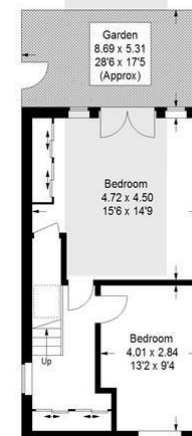
Reduced Headroom Below 1.5 M / 5'0"



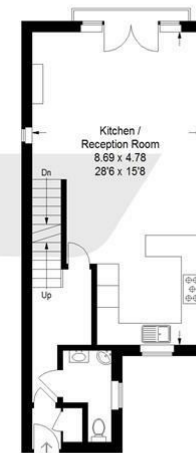
(Not Shown In Actual Location / Orientation)



First Floor



Basement



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1158956)

EPC Rating: C

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