



Approximate total area⁽¹⁾
908 ft²
84.4 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



£415,000 Viney Bank, Croydon, CR0 9JT



Welcomed to the market is this stunning CHAIN FREE three bedroom family home. Situated in the convenient location of Viney Bank, close to many shops and amenities, such as Sainsburys, Aldi and many more, near by transport links, including bus and tram routes into Central Croydon and surrounding areas and a great range of both Primary and Secondary schools.

Internally, the property has been recently modernized, ready for new owners to move in and make their own. Viney bank benefits an inviting entrance hall, leading to a refitted kitchen, huge reception area and downstairs WC/utility room. Upstairs, there are three sizeable bedrooms and a refitted bathroom. Externally, the property boasts a sunny, easy maintainable garden and a garage en-bloc. Service charge of £600 PA.

Viney Bank is not one to miss!

Call 020 8651 1234 now to book your viewing!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	75	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Hallway	..........
5'10" x 12'4" (1.78 x 3.77)	..... .....
Reception Room	..........
15'8" x 20'7" (4.79 x 6.28)	..... .....
WC	..........
4'9" x 6'10" (1.47 x 2.09)	..... .....
Kitchen	..........
9'6" x 7'9" (2.90 x 2.38)	..... .....
Landing	..........
6'0" x 9'7" (1.84 x 2.94)	..... .....
Bedroom One	..........
9'2" x 13'4" (2.80 x 4.07)	..... .....
Bedroom two	..........
9'4" x 12'9" (2.86 x 3.89)	..... .....
Bathroom	..........
6'3" x 6'7" (1.93 x 2.01)	..... .....
Bedroom three	..........
6'0" x 9'6" (1.85 x 2.91)	..... .....

VIEWING NOTES

