



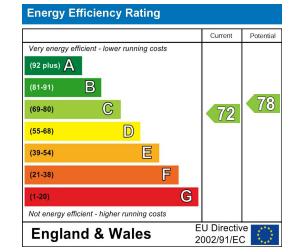
EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**£422,500** Viney Bank, Croydon, CR0 9JT

- Entrance Hall
- W.C/ Utility Room  
7'10 x 4'8 (2.39m x 1.42m)
- Kitchen  
7'10 x 9'4 (2.39m x 2.84m)
- Reception Room  
19'9 x15'7 (6.02m x4.75m)
- Landing
- Bedroom One  
14'11 x 9'2 (4.55m x 2.79m)
- Bedroom Two  
12'3 x 7'3 (3.73m x 2.21m)
- Bedroom Three  
9'4 x 8'2 (2.84m x 2.49m)
- Bathroom
- Garden
- 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 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*



Nestled in the desirable cul de sac of Viney Bank, this exceptional three-bedroom end of terrace home offers a perfect blend of comfort and modern living. The property has been meticulously presented, ensuring that it is ready for you to move in and make it your own.

Upon entering, you will be greeted by a refitted kitchen that boasts contemporary fixtures and ample space for culinary creativity. The large living room is both practical and inviting, making it an ideal space for family gatherings or entertaining friends. Additionally, the useful downstairs W.C. with utility space adds to the convenience of this home, catering to the needs of busy households.

The three good-sized bedrooms provide plenty of room for relaxation and rest, making this property suitable for families or those seeking extra space, and the fitted family bathroom is light and airy.

Outside, the private South Westerly facing garden offers a delightful outdoor space for gardening, play and relaxation. Furthermore, the property includes a garage en bloc, providing secure storage for your vehicle or additional storage.



