



- Three bedroom end of terrace
- Chain Free
- Newly installed warm air boiler
- Refitted kitchen and wet room
- Attractive and low maintenance garden

71 Viney Bank, Court Wood Lane, Croydon, CR0 9JU

£365,000

A delightful end of terrace family home situated in a quiet cul de sac location and offered to the market chain free. Conveniently located for bus services, local amenities and schools. This property benefits from a recently refitted kitchen and wet room, a light and spacious downstairs living room leading to an attractive and low maintenance garden. Double glazed throughout, newly installed warm air boiler and a garage en bloc. Call now to avoid disappointment.



## Property Description

### ENTRANCE HALL

Frosted glazed front door, door to cloakroom and lounge, power point, stairs leading to first floor.

### CLOAKROOM

Double window to side, low level w.c, wash hand basin with tiled splash back, power point, space and plumbing for washing machine.

### LIVING ROOM

19' 9" x 15' 7" (6.02m x 4.75m) Double glazed window to side, double glazed doors to garden, power points, television aerial point, built in storage cupboard, cupboard housing warm air boiler, door to kitchen.

### KITCHEN

9' 3" x 9' 6" (2.82m x 2.9m) Double glazed window to front, wall and base units, 1 1/2 sink and drainer unit, integrated electric oven and gas hob, wall mounted extractor fan, integrated dish washer, space for fridge/freezer, power points, part tiled walls.

### LANDING

Access to loft with pull down ladder, power point, doors leading to bedrooms and wet room.





#### BEDROOM ONE

13' 4" x 9' 4" (4.06m x 2.84m) Double glazed window to front, built in wardrobe, power points.

#### BEDROOM TWO

12' 4" x 9' 4" (3.76m x 2.84m) Double glazed window to rear, built in wardrobe, power point.

#### BEDROOM THREE

9' 5" x 6' 0" (2.87m x 1.83m) Double glazed window to rear, built in wardrobe, power points.



#### WET ROOM

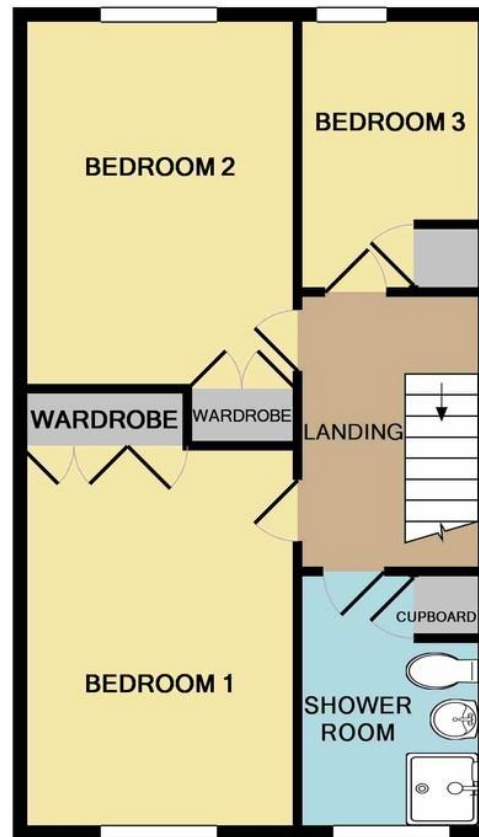
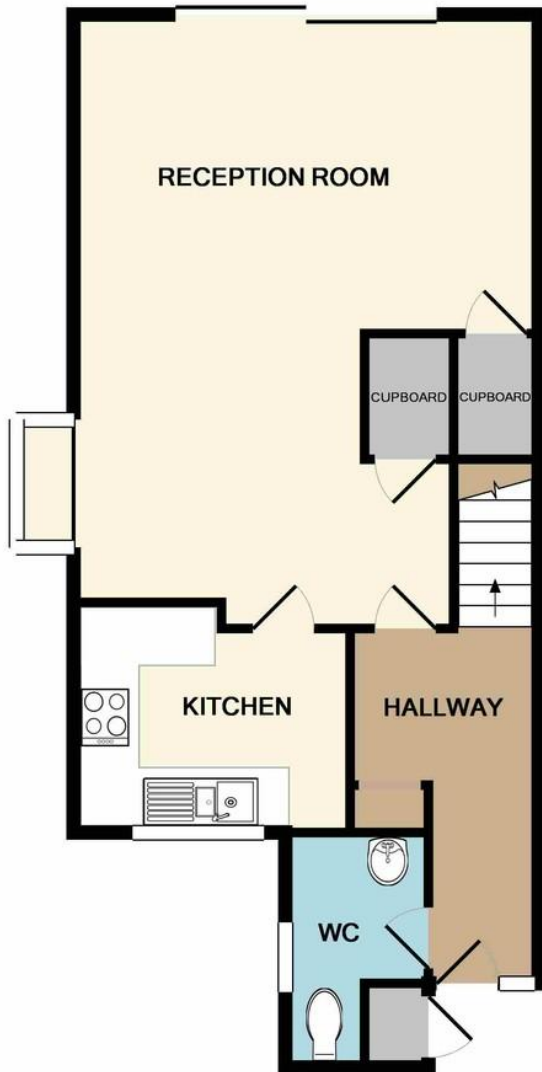
Double glazed frosted window to front, low level W.C and wash hand basin to inset unit, wall mounted electric shower, heated towel rail, "Valiryo" body dryer, airing cupboard, fully tiled flooring, part tiled walls.

#### GARDEN

Large patio leading to gravelled area, garden shed, side access gate, barked flower bed with shrubs, external lighting.

#### GARAGE

En-bloc no 31.



1ST FLOOR

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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

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