



- Shower room
- Large living room
- Garage
- Conservatory
- Garden

35 Viney bank, Croydon, CR0 9JT

Guide Price £365,000

Paul Meakin are delighted to welcome to the market this three bedroom mid terraced family home situated in a cul de sac location and being conveniently located for frequent bus services, local amenities and schools. Internally the property benefits from a refitted kitchen, useful downstairs shower room, conservatory measuring 12'4 x 10'0, refitted family bathroom, larger than average rear garden, gas central heating via radiators, double glazed windows throughout and a garage en bloc. Call now to avoid disappointment.



## Property Description

### ENTRANCE HALL

Double glazed frosted glass panel front door, power points, laminate flooring, radiator, stairs to first floor, door to downstairs cloakroom, glass panel door to living room.

### DOWNSTAIRS SHOWER ROOM

Double glazed frosted window to side, low level W.C, wash hand basin, space and plumbing for washing machine and tumble dryer, shower cubicle with wall mounted shower, part tiled walls, laminate flooring.

### KITCHEN

9' 4" x 8' 3" (2.84m x 2.51m) Double glazed window to front, wall and base units, 1 1/2 sink and drainer unit, space for cooker with stainless steel splash back, space for tall fridge/ freezer, under unit lighting, part tiled walls, glass panel door to kitchen.

### LIVING ROOM

21' 2" x 15' 7" (6.45m x 4.75m) Double glazed sliding patio doors to conservatory, power points, television aerial point, telephone point, two radiators, under stairs storage cupboard, laminate flooring, coving to ceiling.



### CONSERVATORY

12' 4" x 10' 0" (3.76m x 3.05m) Double glazed windows to rear and side, double glazed patio doors to garden, power points, electric heater, laminate flooring.

### LANDING

Access to loft with pull down ladder, power points, doors to bedrooms and bathroom.



### BEDROOM ONE

13' 0" x 9' 3" (3.96m x 2.82m) Double glazed window to front, power points, radiators, built in wardrobes with sliding mirrored doors.

### BEDROOM TWO

12' 6" x 9' 3" (3.81m x 2.82m) Double glazed window to rear, power points, radiator, built in double wardrobe, coving to ceiling.

### BEDROOM THREE

9' 4" x 6' 0" (2.84m x 1.83m) Double glazed window to rear, power points, radiator, built in wardrobe.



### BATHROOM

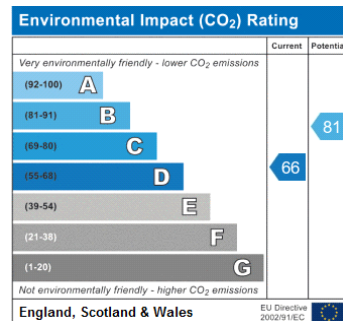
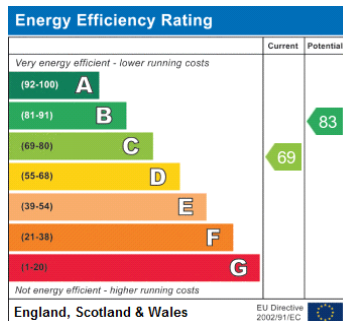
Double glazed frosted window to front, low level W.C, pedestal wash hand basin, enclosed bath with shower attachment, radiator, fully tiled walls, storage cupboard housing wall mounted boiler.

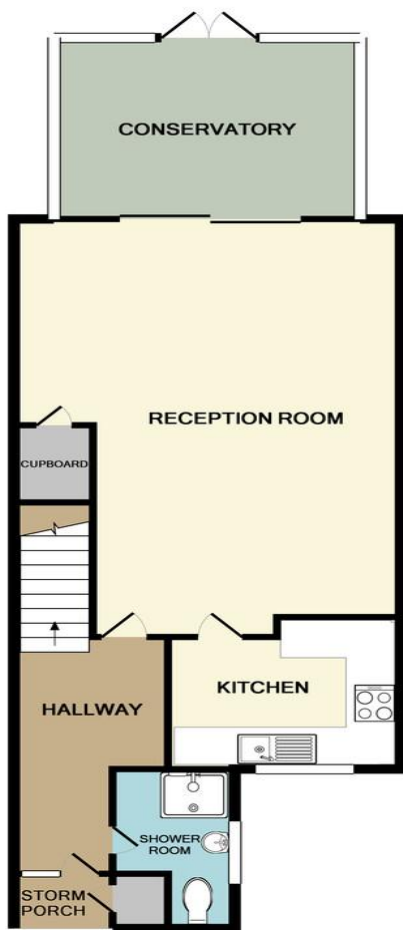
### GARDEN

Patio area leading on to lawn, garden shed, rear access gate, flower beds, outside power.

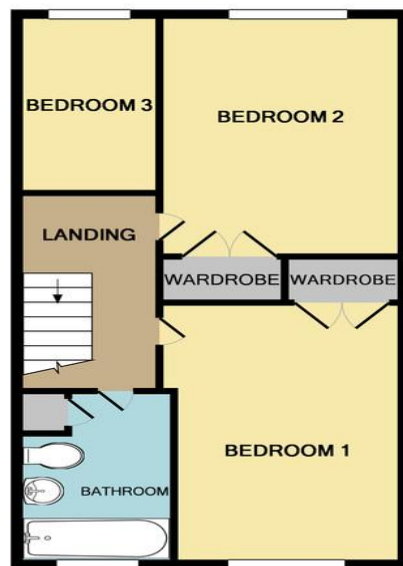
### GARAGE

En bloc.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 88.0 SQ.M. (947 SQ.FT.)

Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)  
 Made with Metropix ©2017

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

216 Addington Road  
 South Croydon  
 Surrey  
 CR2 8LD

[www.paulmeakin.co.uk](http://www.paulmeakin.co.uk)  
 020 8651 1234

Mon-Fri: 9am – 6.30pm  
 Sat: 9am – 5.30pm  
 Sun: 10am – 4pm



020 8651 1234