



2 Bed first floor, leasehold maisonette in the heart of Croydon. Perfect for first time buyers or downsizers. New kitchen and stunning bathroom, own rear garden, garage and driveway parking.

£349,950 Leasehold | Maisonette with garden





Beautifully presented first floor maisonette.

Stunning kitchen and new bathroom, Modern, stylish decor, ready to move into and enjoy.

Great opportunity to purchase an ideal first time home with all boxes ticked.

Located in Violet Lane, close to Croydon Town Centre.

Less than half a mile away you will find a range of High Street shops and supermarkets, along with a great market!

Plenty of choice for eating out at the restaurant quarter. Bus routes are within very easy reach, and East Croydon Mainline railway station is approximately a mile away.

Vendors comment:

'We have loved living in this property for over 20 years and have enjoyed updating it. The benefit of our maisonette is the huge outside space which is our oasis. Convenient location and a quiet friendly area. We hope the new owners enjoy it as much as we have.'

Take a tour with Hallways' exclusive 3D VR file and get in touch book your in person viewing. hello@hallwaysproperty.uk

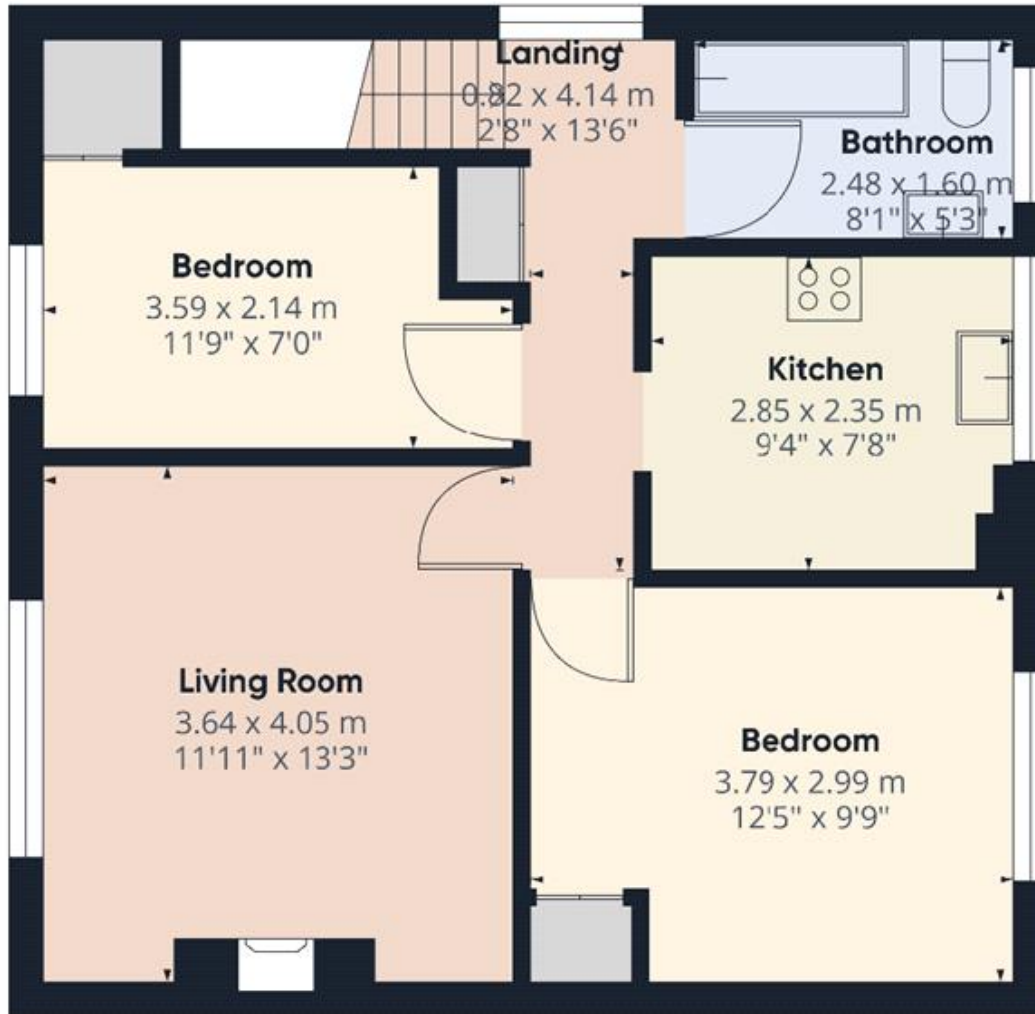
Council Tax Band: C (Croydon)

Tenure: Leasehold

- 2 bed maisonette
- Beautifully presented
- Own private garden
- 0.6 Miles to Waddon Station
- 36 Mins to London Victoria
- 34 Mins to Gatwick
- Close to Central Croydon
- Choice of restaurants and shops within walking distance







Approximate total area⁽¹⁾
49.54 m²
533.25 ft²

(1) Excluding balconies and terraces.

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102-150 A	
81-101 B	
69-80 C	72 77
55-68 D	
39-54 E	
21-38 F	
1-20 G	

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only

Hallways Estates Limited

Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG

Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.