



Approximate total area<sup>(1)</sup>  
 1207 ft<sup>2</sup>  
 112.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
 GIRAFFE360

Offers In Excess Of **£550,000** Chestnut Grove, South Croydon, CR2 7LL



Positioned in the popular area of Chestnut Grove, South Croydon, this delightful home offers a perfect blend of comfort, convenience and style. Spanning an impressive 1,195 square feet, the property boasts a well-designed layout ensuring that each room flows seamlessly into the next, creating a warm and inviting atmosphere for cosy living and even entertaining guests.

The house features three generously sized bedrooms, each bedroom with built in storage. A separate upstairs toilet and bathroom, spacious landing area, inviting entrance hall, a far-reaching living area and a wide dining area. This property boasts a fitted kitchen leading out to a practical downstairs W.C. Externally, the property exaggerates a large private rear garden, off-street parking and a sizeable garage.



Chestnut Grove is a sought-after, popular location; Known for its friendly community and convenient access to local amenities, such as Sainsburys, Aldi and all of Selsdon highstreets shops. You can enjoy close-by parks, greenery and excellent transport links, into surrounding areas, making it easy to commute to central London or explore the nearby areas.

This property presents an excellent opportunity for families or individuals seeking a comfortable, spacious home in a friendly neighbourhood.

Do not miss the chance to view and make this lovely property your new home!

- |   |   |   |
|---|---|---|
| <b>Hallway</b><br>25'7" x 11'5" (7.81 x 3.50)     | <b>2nd Hallway</b><br>4'10" x 3'3" (1.48 x 1.00)  | <b>Bedroom three</b><br>7'4" x 6'9" (2.25 x 2.07) |
| <b>Living Room</b><br>11'0" x 17'2" (3.37 x 5.24) | <b>WC</b>   | <b>Bathroom</b>                                   |
| <b>Dinning Room</b><br>11'8" x 9'3" (3.57 x 2.83) | <b>Landing</b>                                    | <b>WC</b>   |
| <b>Kitchen</b><br>11'8" x 9'3" (3.57 x 2.83)      | <b>Bedroom one</b><br>13'8" x 8'7" (4.18 x 2.64)  | <b>Garage</b><br>18'10" x 8'5" (5.76 x 2.58)      |
| <b>Utility area</b><br>5'0" x 4'1" (1.54 x 1.25)  | <b>Bedroom two</b><br>11'7" x 10'4" (3.54 x 3.16) | <b>Rear Garden</b>                                |
|   |   | <b>Off street parking</b>                         |

Energy Efficiency Rating	
Current	Potential
51	80

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

England & Wales  
 EU Directive 2002/91/EC

TAX BAND: E

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

- Three bedrooms
- Semi-detached
- Private rear garden
- Off-street parking
- Garage space
- Downstairs W.C.

