



Ground Floor Building 1



Floor 1 Building 1



Approximate total area
 1156.54 ft²
 107.45 m²

(1) Excluding balconies and terrac

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



EST 1973
Paul Meakin £550,000 Chestnut Grove, South Croydon, CR2 7LL
 ESTATE AGENTS

CHAIN FREE - Offered to the market is this three bedroom semi detached family home which benefits from a fitted kitchen and bathroom, useful conservatory, lounge leading to dining room, double glazed windows, gas central heating via radiators, covered walk way, work shop, large rear garden, single garage and off street parking. This property is conveniently located for Coombe Lane tramstop, the 64 and 433 bus services, a variety of private and state schools and is situated on the Ballards Farm development, so view now to appreciate size and location. Freehold/ Croydon Council tax band E £2402.48

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



Porch

Entrance Hall

Kitchen

11'0 x 9'4 (3.35m x 2.84m)

Lounge

17'9 x 11'5 (5.41m x 3.48m)

Dining Room

7'7 x 7'9 (2.31m x 2.36m)

Conservatory

6'4 x 8'6 (1.93m x 2.59m)

Landing

Bedroom

14'1 x 8'8 (4.29m x 2.64m)

Bedroom

11'7 x 10'5 (3.53m x 3.18m)

Bedroom

7'4 x 6'10 (2.24m x 2.08m)

Shower Room

Separate W.C

Garden

Covered walkway

Work Shop

5'1 x 7'7 (1.55m x 2.31m)

Garage

17'7 x 8'0 (5.36m x 2.44m)

Off Street Parking

