



Approximate total area⁽¹⁾
 806.33 ft²
 74.91 m²

(1) Excluding balconies and terrace

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 £375,000 Chesney Crescent, Croydon, CR0 0RN
 ESTATE AGENTS

Offered to the market is this CHAIN FREE three bedroom mid terraced family home which is situated on a residential road and is conveniently located for amenities, bus services and local schools. Internally the property benefits from a fitted kitchen/breakfast room, living room measuring 9'9" x 18'11", fitted bathroom, double glazed windows, gas central heating via radiators and private garden. Call now to avoid disappointment. Freehold / Croydon Council tax band C £1747.26

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
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 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



Entrance Hall

Living Room
9'9 x 18'11 (2.97m x 5.77m)

Kitchen
12'7 x 8'9 (3.84m x 2.67m)

Utility Space
7'11 x 9'7 (2.41m x 2.92m)

Landing

Bedroom
11'2 x 12'4 (3.40m x 3.76m)

Bedroom
11'4 x 11'7 (3.45m x 3.53m)

Bedroom
8'4 x 7'0 (2.54m x 2.13m)

Bathroom

Separate W.C

Garden

