



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 949.56 ft²
 88.22 m²

(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.

GIRAFFE360



£550,000 Chestnut Grove, South Croydon, CR2 7LL

We are delighted to welcome to the market this exceptionally well presented three bedroom semi detached family home which is situated on the popular Ballards Farm development and is conveniently located for Coombe Lane Tramstop, frequent bus services to surrounding areas and local private and state schools.

Internally the property benefits from a fitted kitchen and family bathroom, living room measuring 25'7 x 11'5, single garage, private rear garden, double glazed windows throughout, gas central heating via radiators and off street parking. This property has the potential for further extensions (STPP) so call now to appreciate size and location. Council Tax Band (E) / EPC Rating E / Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		51	
(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 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



Entrance Hall

Living Room

25'7 x 11'5 (7.80m x 3.48m)

Kitchen

11'0 x 9'3 (3.35m x 2.82m)

Landing

Bedroom

14'1 x 10'1 (4.29m x 3.07m)

Bedroom

11'7 x 10'1 (3.53m x 3.07m)

Bedroom

7'4 x 6'8 (2.24m x 2.03m)

Bathroom

Separate W.C

Garden

Garage

15'9 x 7'10 (4.80m x 2.39m)

Off street parking



VIEWING NOTES:

