



**Chestnut Grove, South Croydon CR2 7LL**



**Welcome to**

**Chestnut Grove, South Croydon**

A rarely available fantastic three bedroom detached bungalow, situated on an impressive plot with parking to front, a garage and landscape rear garden. Located in the ever popular Ballard's farm area with woods close by and in short proximity to the train station, tram link and local shops.

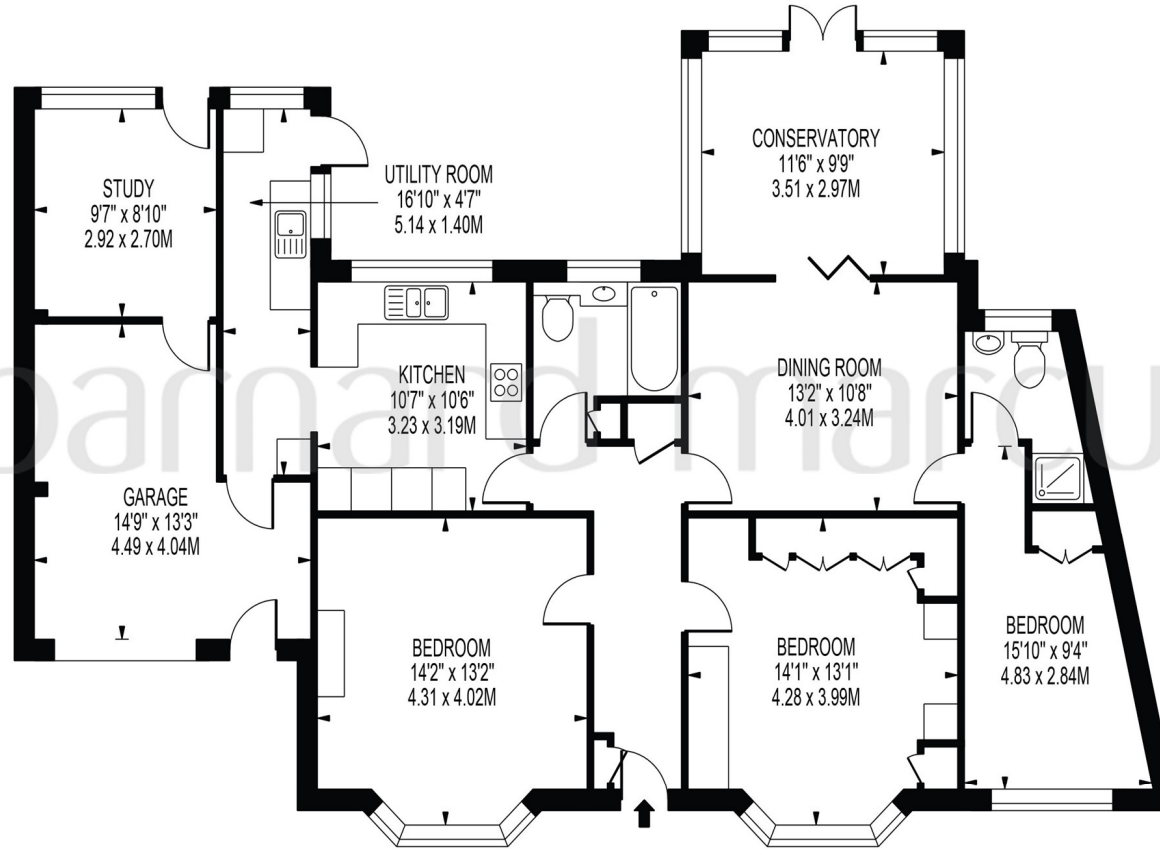


## CHESTNUT GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1193 SQ FT - 110.83 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 161 SQ FT - 14.96 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Welcome to

### Chestnut Grove, South Croydon

- 3 Bedrooms
- Garden
- Good public transport
- Excellent schools
- No chain

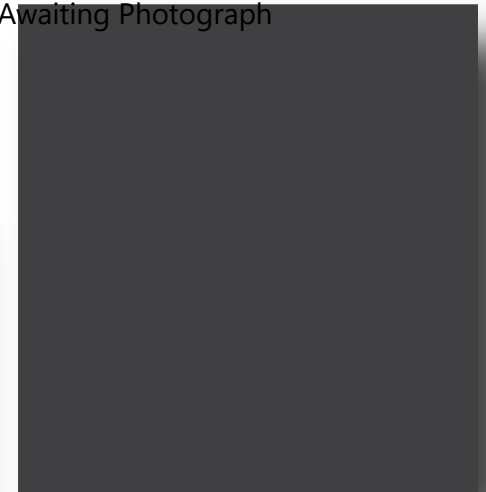
Tenure: Freehold EPC Rating: D

offers in excess of

**£675,000**



Awaiting Photograph



**view this property online** [barnardmarcus.co.uk/Property/SCS108596](https://barnardmarcus.co.uk/Property/SCS108596)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
SCS108596 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



**020 8681 6744**



[SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)



17 Selsdon Road, SOUTH CROYDON, Surrey,  
CR2 6PY



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)