



PORTFOLIO
from



barnard marcus

Chestnut Grove

This stunning 4 bedroom extended detached family house is located in the ever popular Ballard's Farm area, with green open spaces and woods in abundance and close to tram link and South Croydon station.



A plethora of good schools adorned the location including Royal Russell, Old Palace, Croydon High and Whitgift as well as great faith and state schools. The property has off street parking for several cars, alighting to a wide entrance hallway with reception room, downstairs toilet, study/reception room, leading to a centre piece family/kitchen room with wide ranging views across the garden from the bi-folding doors



and utility area. This modern contemporary space affords excellent family living with integrated units, modern design with woods to rear and a large landscaped garden.

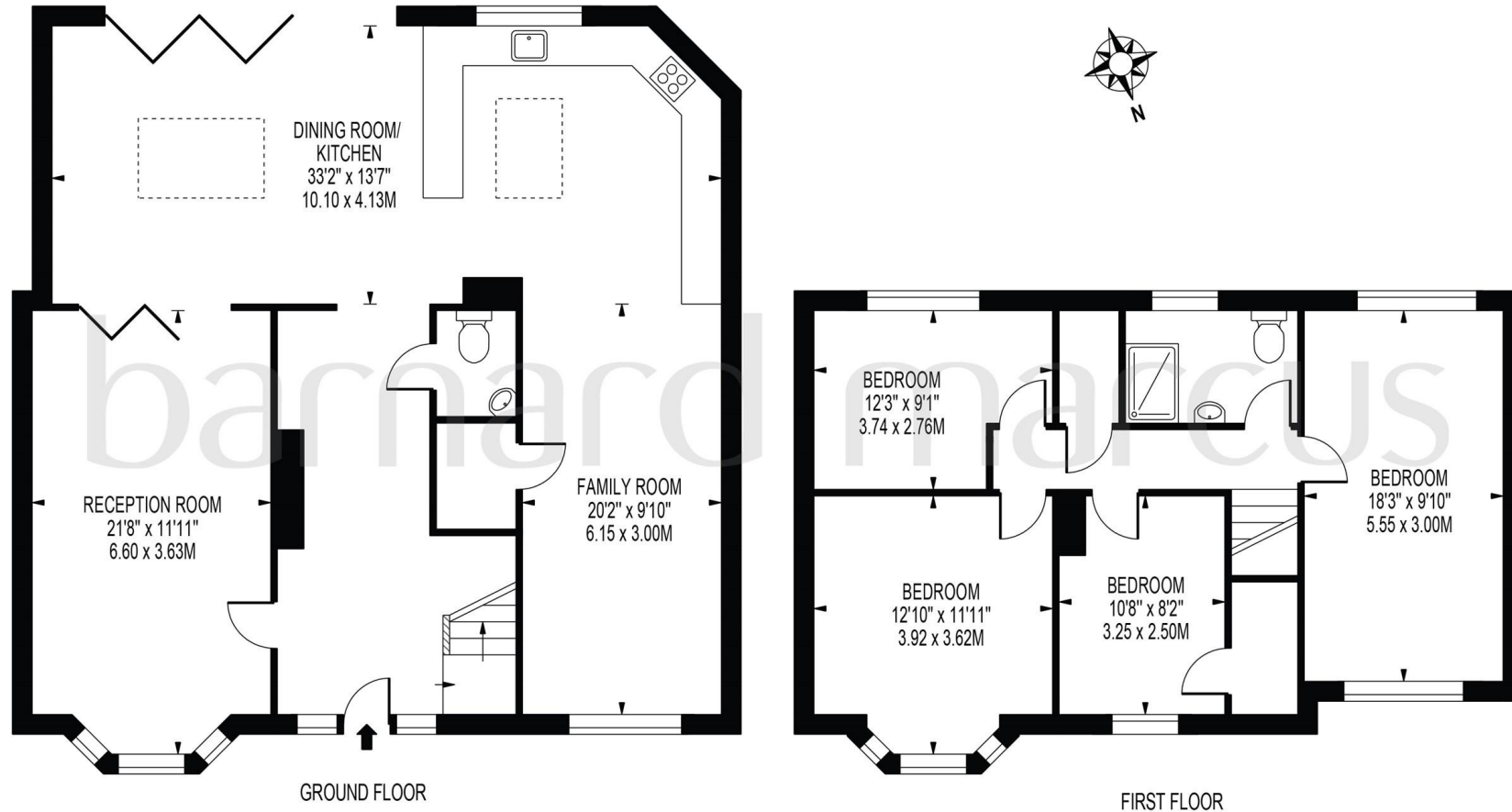


The first floor includes four bedrooms, a family bathroom, fitted wardrobes, gas central heating and double glazing. Close by is Lloyd park, boutique shops, bars and restaurants of South End. Croydon town centre is close by with the restaurant quarter, Box Park, Central shopping centre, Fairfield Halls and the clock tower. The property includes underfloor heating downstairs, high spec insulation on extension, new electrical installation, as well as plumbing and radiators.



CHESTNUT GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1833 SQ FT - 170.28 SQ M



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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

£825,000

- 4 Bedrooms
- Good Transport Links
- Excellent Schools
- Off Street Parking for Several Cars

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

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barnardmarcus.co.uk

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