



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

**Welcome to**

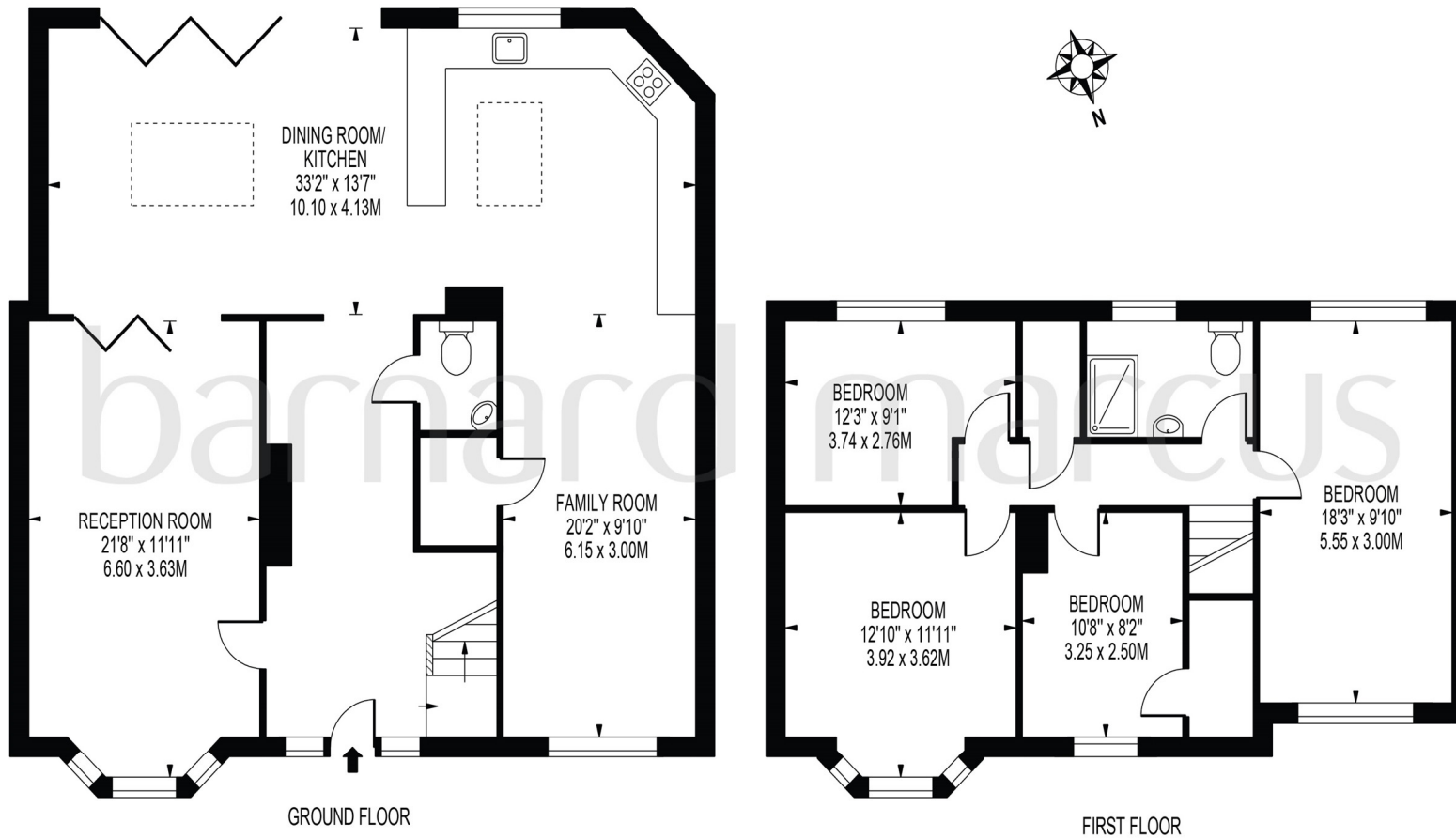
**Chestnut Grove, South Croydon**

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.



# CHESTNUT GROVE

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



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.

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.

**Welcome to**

## **Chestnut Grove, South Croydon**

- 4 Bedrooms
- Good Transport Links
- Excellent Schools
- Off Street Parking for Several Cars
- Shops, Bars and Restaurants Close By
- Underfloor Heating Downstairs
- High Spec Insulation On Extension
- New Electrical Installation, Plumbing and Radiators

Tenure: Freehold EPC Rating: D

offers in excess of

**£800,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS108767](https://barnardmarcus.co.uk/Property/SCS108767)



Property Ref:  
SCS108767 - 0006

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.

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