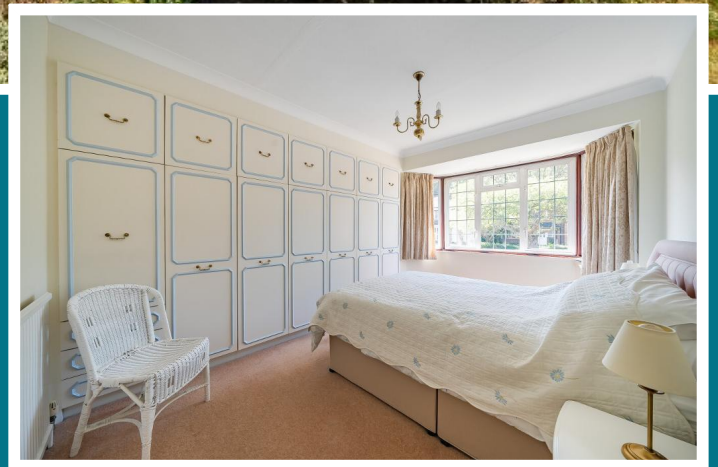
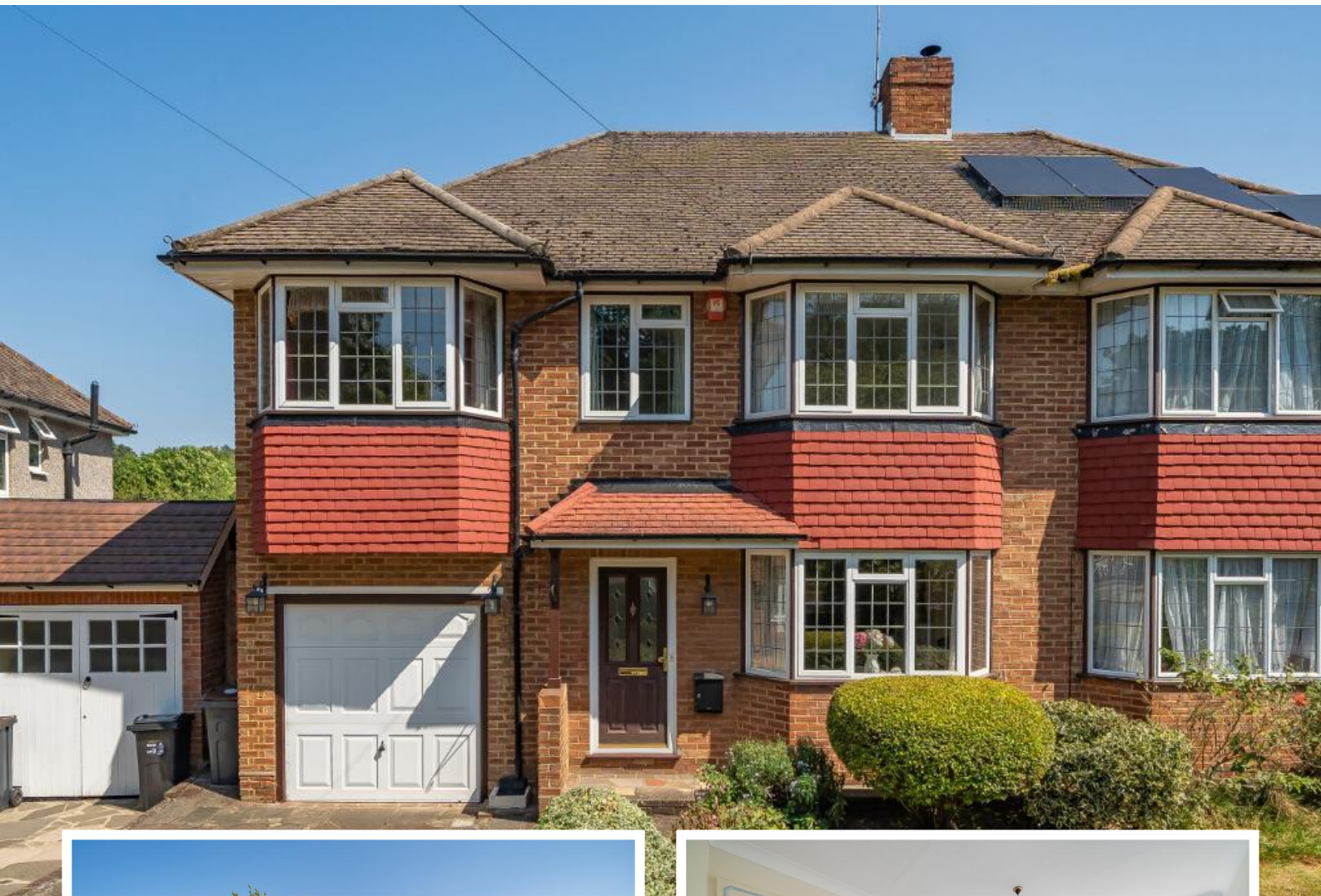


5 Bedroom Semi-Detached

Chestnut Grove, South Croydon, CR2 7LL

£675,000



- 5 Bedrooms
- Extended
- Off street parking for several cars
- Close to amenities & reputable schools
- No onward chain
- Downstairs WC & Utility room
- Two reception rooms
- Garage
- Transport links
- Scope to extend STPP



5 Bedroom Semi-Detached

£675,000

Chestnut Grove, South Croydon, CR2 7LL

No onward chain & scope to extend STPP.

Hannah James Estates are proud to present this well presented and extended five-bedroom, semi-detached family home. Being sold with no onward chain this is a fantastic opportunity that you will not want to miss.

The ground floor comprises of a well-presented L shaped Kitchen and dining room with sliding doors leading to the large living room. The versatile layout provides a fantastic space for dining and entertaining for friends & family. The ground floor benefits further from the Utility room and downstairs WC. The boiler has also been recently replaced.

Upstairs, there are five good sized bedrooms, and a family shower room. There are three double bedrooms all with fitted wardrobes one of which also include a wash basin. From the landing you also have access the loft which is boarded.

Externally, you have the landscaped garden with a spacious patio making this a perfect space during the summer months. The remainder of the garden is mainly laid to lawn. Towards the rear of the garden there is a patio area and garden shed perfect for extra storage. The property is ideally positioned with other neighbouring properties, so the garden boasts an abundance of sunlight. At the front of the property, you have a large driveway which offers off-street parking for several cars and a single garage.

Location

Chestnut Grove is a popular residential Road located in the popular Ballards Farm development. The property itself is situated conveniently close to many local amenities. Local shops in Chapel View include a newsagents and convenience store which are a short walk from the property. The area is also well served by beautiful open spaces and woodland including Croham Hurst and Littleheath Woods, and well respected schools including Royal Russell and Coombe Wood.

Within walking distance of the property there are buses providing access to neighbouring areas and Coombe Lane Tram stop providing access into Central Croydon and East Croydon Station with direct and fast links to London.



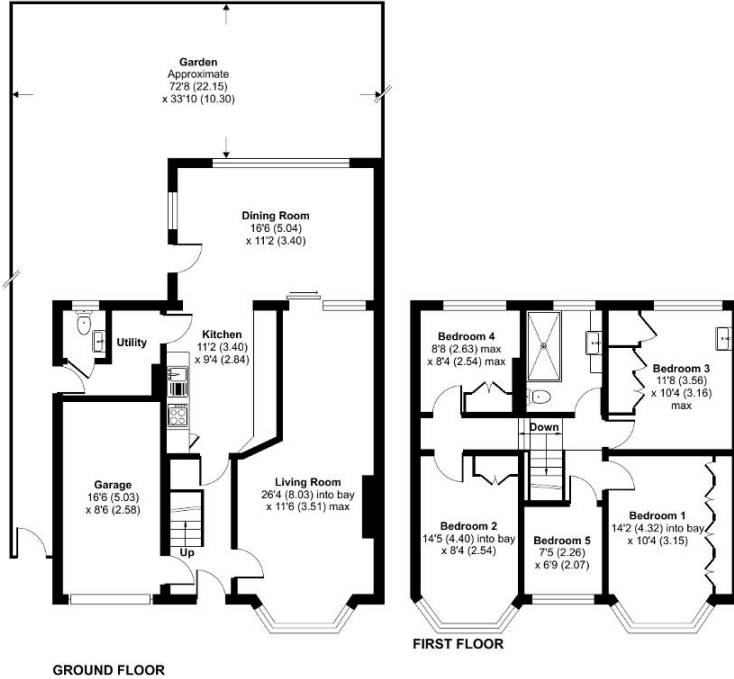




Chestnut Grove, South Croydon, CR2

Approximate Area = 1355 sq ft / 125.8 sq m
 Garage = 134 sq ft / 12.4 sq m
 Total = 1489 sq ft / 138.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Hannah James Estates. REF: 1172916

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Consumer note: These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.