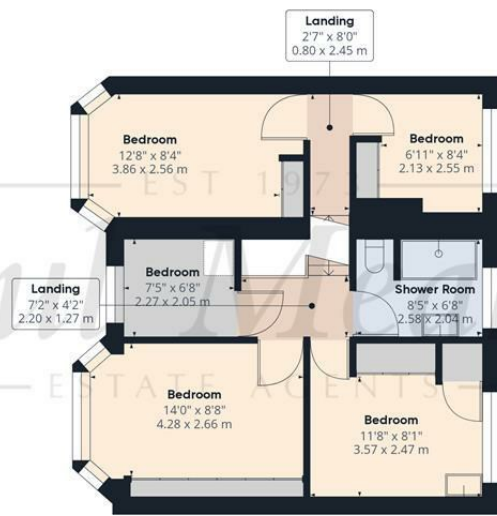


Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
 1423.78 ft<sup>2</sup>  
 132.27 m<sup>2</sup>

(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



Offers In Excess Of £700,000 Chestnut Grove, South Croydon, CR2 7LJ



Paul Meakin are pleased to welcome to the market this extended and well looked after five bedroom semi detached family home which now internally benefits from a fitted kitchen, through lounge leading onto to dining area, useful utility room, downstairs cloakroom, refitted shower room, five good sized bedrooms, double glazed windows throughout, gas central heating via radiators, landscaped rear garden, integrated single garage and off street parking. Situated on the popular Ballards Farm development and being conveniently located for a good variety of private and state schools, frequent bus services to surrounding areas and woodland. This property is CHAIN FREE so call now to appreciate size, standard and location. Freehold/ Croydon council tax band F/ EPC D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



TAX BAND: F

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  
11'1" x 9'2" (3.39 x 2.80)

Dining Room  
11'1" x 16'6" (3.40 x 5.04)

Utility Room  
7'1" x 4'3" (2.16m x 1.30m)

W/C

Landing

Bedroom  
14'0" x 8'8" (4.28 x 2.66)

Bedroom  
12'8" x 8'4" (3.86m x 2.54m)

Bedroom  
11'8" x 8'1" (3.57 x 2.47)

Bedroom  
7'5" x 6'8" (2.26m x 2.03m)

Bedroom  
6'11" x 8'4" (2.13 x 2.55)

Shower Room  
8'5" x 6'8" (2.58 x 2.04)

Garden

Garage  
16'6" x 8'6" (5.04 x 2.60)

Off Street Parking

