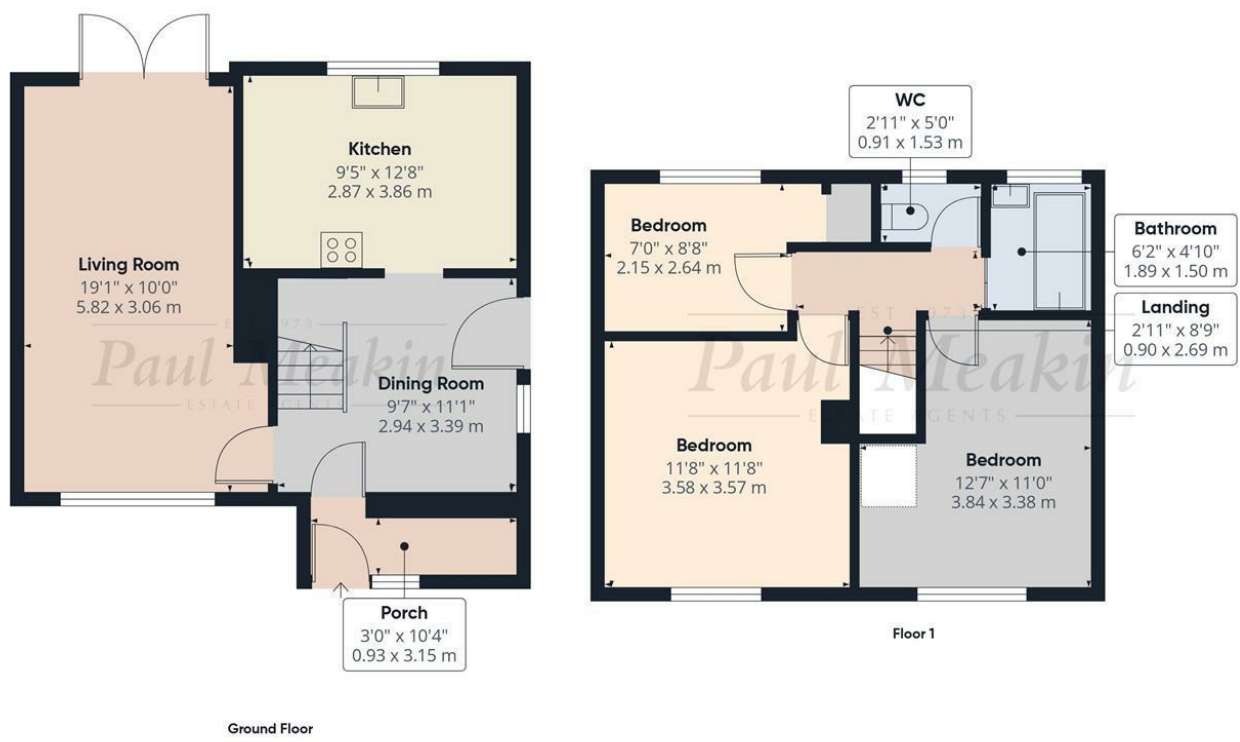




Porch	Landing	Bathroom
Living Room	Bedroom	W.C
19'1 x 10'0 (5.82m x 3.05m)	12'7 x 11'0 (3.84m x 3.35m)	Garden
Dining Room	Bedroom	Off street parking
9'7 x 11'1 (2.92m x 3.38m)	11'8 x 11'8 (3.56m x 3.56m)	
Kitchen	Bedroom	
9'5 x 12'8 (2.87m x 3.86m)	7'0 x 8'8 (2.13m x 2.64m)	

TAX BAND: C

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

EST 1973

Paul Meakin

ESTATE AGENTS

Approximate total area⁽¹⁾

858 ft²

79.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EST 1973

Paul Meakin

ESTATE AGENTS

£400,000

Chesney Crescent, Croydon, CR0 0RN



Situated in the area of Chesney Crescent, New Addington, Croydon, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a through lounge that leads out onto the garden. Also downstairs there is the benefit of a fitted kitchen and a dining room, creating an ideal space for family gatherings and entertaining guests.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office. The bathroom has been thoughtfully refitted and includes a separate W.C., ensuring practicality for everyday living.



One of the standout features of this home is the large rear garden, which presents a wonderful opportunity for outdoor enjoyment, whether it be for children to play, gardening enthusiasts, or simply relaxing in the fresh air. Additionally, off-street parking is available, offering convenience and peace of mind.

Situated in a location that is close to transport links, schools, and various amenities, this property is ideal for families and professionals alike. With its inviting atmosphere and practical features, this house is a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

