



CHIPSTEAD VALLEY ROAD

Spacious ground floor 1 bedroom flat with own patio garden. 3 minute walk to train station. Modern open plan kitchen/ lounge.

£220 pw 1 bedroom garden flat

LET AGREED





Hallways are pleased to bring to the market this spacious 1 bedroom flat. Benefiting from its own private garden and an ideal location with walking distance to trainline and an array of shops and restaurants.

The property comprises; Entrance hall, separate utility room, bathroom, double bedroom with shower, ample space for wardrobes and storage, large open plan kitchen/ lounge/conservatory with doors to the garden, wood flooring throughout. Kitchen fitted with modern units. Double glazed & electric heating.

Council Tax Band: B (Croydon)







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	65	40	44
<p>England & Wales</p> <p><small>EU Directive 2002/91/EC</small></p> <p><small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small></p>		<p>England & Wales</p> <p><small>EU Directive 2002/91/EC</small></p> <p><small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).</small></p>	

Viewing by appointment only
Hallways Estates Limited

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.