



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 928.01 ft²
 86.21 m²

(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 £575,000 Ruffetts Close, South Croydon, CR2 7LS

This CHAIN FREE three bedroom semi detached family home is offered to the market and situated in a cul de sac location on the popular Ballards Farm development and is conveniently located for bus services to surrounding areas, both private and state schools, Croham Hurst Golf Club and surrounding woodland. Internally the property benefits from an open plan kitchen leading to living rooms, refitted bathroom, three good sized bedrooms, large rear garden, double glazed windows throughout, gas central heating via radiators and off street parking for several cars. This property has planning permission for a double storey extension which the current vendors have started but the property will be sold as seen and will need to be finished and signed off by the new owner. Call now to avoid disappointment. Freehold / Croydon Council tax band E / EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

14'0 x 10'1 (4.27m x 3.07m)

Lounge

14'2 x 11'4 (4.32m x 3.45m)

Kitchen

9'9 x 7'10 (2.97m x 2.39m)

Landing

Bedroom

16'4 x 11'4 (4.98m x 3.45m)

Bedroom

12'2 x 10'2 (3.71m x 3.10m)

Bedroom

9'6 x 6'11 (2.90m x 2.11m)

Bathroom

Garden

Off street parking

