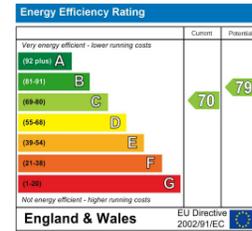




EST 1973
Paul Meakin
 ESTATE AGENTS

Offers In Excess Of £750,000 The Ruffetts, South Croydon, CR2 710

- Entrance Hall
- Kitchen
10'10 x 9'4 (3.30m x 2.84m)
- Dining Room
11'0 x 17'0 (3.35m x 5.18m)
- Living Room
25'5 x 11'5 (7.75m x 3.48m)
- Conservatory
10'1 x 10'6 (3.07m x 3.20m)
- Reception Room/Bedroom
18'3 x 10'3 (5.56m x 3.12m)
- Kitchenette
4'9 x 3'9 (1.45m x 1.14m)
- Shower room
- Landing
- Bedroom
14'1 x 10'7 (4.29m x 3.23m)
- Ensuite Shower Room
- Bedroom
13'9 x 10'6 (4.19m x 3.20m)
- Bedroom
11'6 x 10'5 (3.51m x 3.18m)
- Bedroom
7'5 x 6'9 (2.26m x 2.06m)
- Bathroom
- Garden
- Off Street Parking



We would like to welcome to the market this exceptionally well presented and extended four/five bedroom semi detached family home. Situated within the popular Ballards Farm development and being conveniently located for a variety of surrounding schools, the tramlink, bus services and amenities. Internally the property boasts versatile living accommodation with an impressive refitted kitchen leading to dining room, separate conservatory, living room and reception room which could be used as bedroom as it includes its own refitted shower room and kitchenette. Upstairs comprises of four bedrooms, ensuite shower room to master bedroom and refitted family bathroom. There is a larger than average rear garden and off street parking for several cars. Call now to appreciate the features this family home has to offer. Freehold/ Croydon council tax band E/ EPC C.



TAX BAND: E

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

