

Paul Meakin
ESTATE AGENTS

Approximate total area⁽¹⁾
618 ft²
57.3 m²

Reduced headroom
9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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 £370,000 Bruce Drive, South Croydon, CR2 8SL
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Paul Meakin are proud to present this beautifully-presented, 2-bedroom end-terraced home. Offering modern living in a highly sought-after location.

The property features a bright and spacious open-plan kitchen/dining room, perfect for both everyday living and entertaining. A large reception room, two double bedrooms and a stylish modern fitted bathroom, further enhancing the home's appeal, while its well-maintained condition means you can move straight in and enjoy.

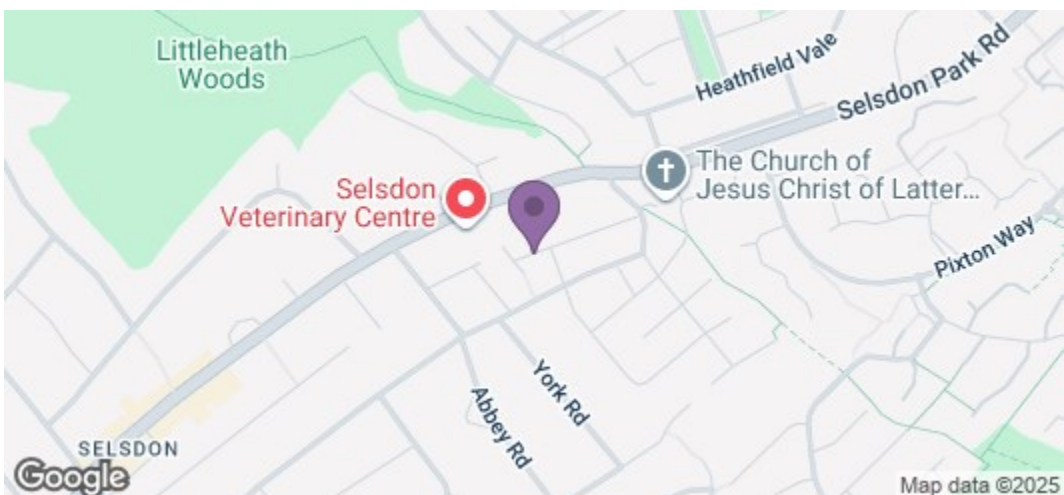
Outside, you'll find a lovely private sunny, south-facing garden with side access, ideal for relaxing or hosting in the warmer months. The property also benefits from a garage en-bloc, providing convenient additional storage or parking.

Situated in a prime location close to local amenities, including Sainsburys, Aldi and all of Selsdon high streets shops. Also benefitting from nearby transport links into Central Croydon and surrounding areas and excellent school choices for both primary and secondary schools.

This home combines comfort, convenience and practicality, making it an ideal choice for first-time buyers, small families, or downsizers alike.

Do not miss this opportunity to appreciate, size, location and condition of this home!

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



TAX BAND: D

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

- COMPLETE ONWARD CHAIN
- Two double bedrooms
- Open-plan kitchen/diner
- Garage en-bloc
- Freehold

Kitchen

14'2" x 11'1" (4.33 x 3.38)

Living Room

14'2" x 10'9" (4.33 x 3.30)

Bedroom One

11'2" x 10'9" (3.41 x 3.30)

Bedroom Two

8'0" x 11'1" (2.44 x 3.39)

Bathroom

Landing

Entry

Private rear-garden

Garage en-bloc

