

EST 1973  
**Paul Meakin** £370,000 Bruce Drive, South Croydon, CR2 8SL  
 ESTATE AGENTS

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.

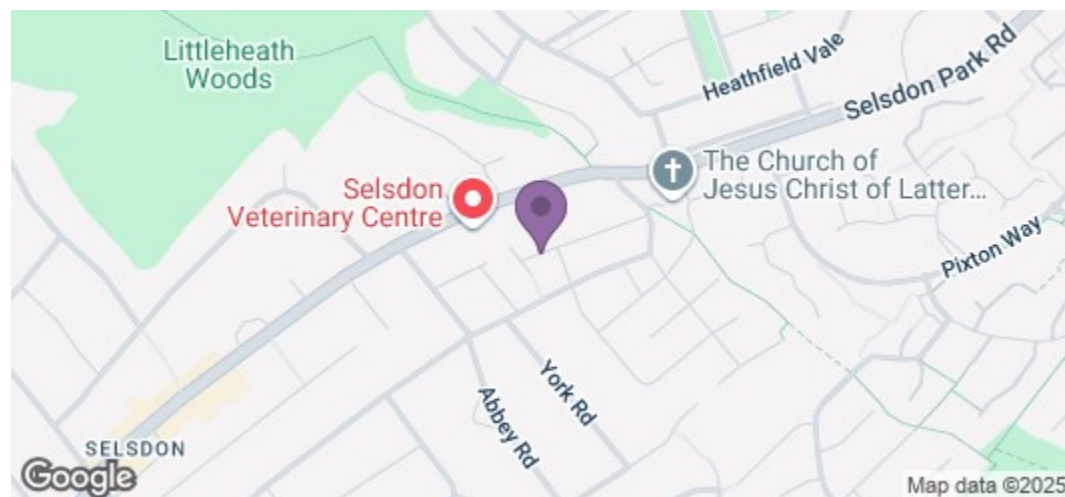
Outside, you'll find a lovely private sunny, south-facing garden with side access, ideal for relaxing or hosting in the warmer months. The property also benefits from a garage en-bloc, providing convenient additional storage or parking. There is also potential to extend to the rear, the current owners have informed us that they have permitted development rights approved.

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
- Potential to extend to the rear

**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**

