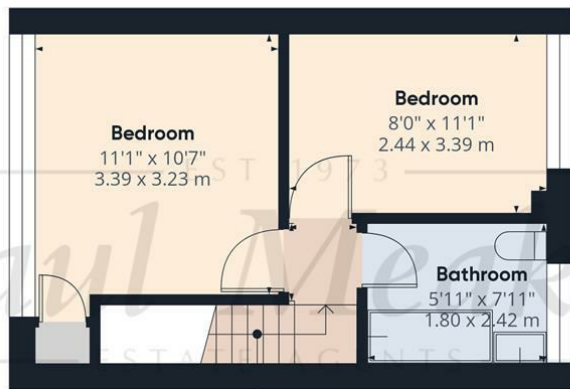


Ground Floor



Landing  
 3'5" x 3'0"  
 1.04 x 0.93 m

Floor 1



Approximate total area<sup>®</sup>  
 659.17 ft<sup>2</sup>  
 61.24 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(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 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



EST 1973  
**Paul Meakin** £375,000 Bruce Drive, South Croydon, CR2 8SL  
 ESTATE AGENTS



We would like to welcome to the market this CHAIN FREE well presented two bedroom mid terraced family home, which is situated with a quiet cul-de-sac location and is conveniently located for the 64 bus service, Selsdon's local amenities, a variety of schools and woodland. Internally the property benefits from an open plan kitchen/diner separate lounge and sunroom. On the first floor you have two sizeable bedrooms and modern bathroom suite. The property is presented with gas central heating via radiators, double glazed windows throughout, private rear garden and garage situated en bloc. This is one not to be missed! Freehold /Council tax band D / EPC D.

