



EST 1973
Paul Meakin ESTATE AGENTS
£600,000 The Ruffetts, South Croydon, CR2 7LS

Do not miss this opportunity to acquire this extended three bedroom semi detached family home which is situated on the popular Ballards Farm development and is conveniently located for local amenities, surrounding woodland and both the bus services and tramlink. Internally the property benefits from a fitted kitchen leading onto large dining & living room, useful downstairs cloakroom, fitted bathroom, double glazed windows throughout, gas central heating via radiators, secluded rear garden, detached garage with store room and off street parking. This property is CHAIN FREE so call now to avoid disappointment. Freehold / Croydon council tax band E / EPC D rating.

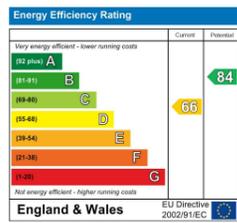
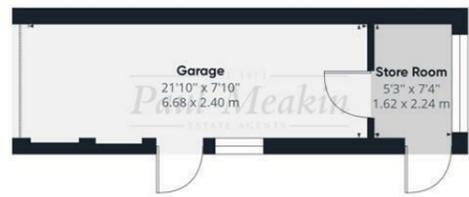


Approximate total area⁽¹⁾
 1192.06 ft²
 110.75 m²

(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.

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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 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

Downstairs W.C

Kitchen

7'4 x 9'3 (2.24m x 2.82m)

Dining Area

9'5 x 15'7 (2.87m x 4.75m)

Living Area

26'6 x 11'5 (8.08m x 3.48m)

Landing

Bedroom

14'0 x 8'5 (4.27m x 2.57m)

Bedroom

11'5 x 10'3 (3.48m x 3.12m)

Bedroom

7'3 x 6'9 (2.21m x 2.06m)

Bathroom

Garden

Garage

21'10 x 7'10 (6.65m x 2.39m)

Store Room

Off Street Parking

