



PORTFOLIO
from



barnard marcus

Ruffetts Close



Ruffetts Close

This 3-bedroom semi-detached family home is located in a quiet and sought after cul-de-sac surrounded by woods and greenery but perfectly served for shops, bus routes, tram links and the wider appeal of the gleaming skyline of Croydon.



The property has two reception rooms, separate kitchen, conservatory and downstairs wc on the ground floor. Moving upstairs there are three bedrooms and a family bathroom, whilst externally there is mature rear garden with large patio and off-street parking to the side of the house, the garage has been converted into an office space.





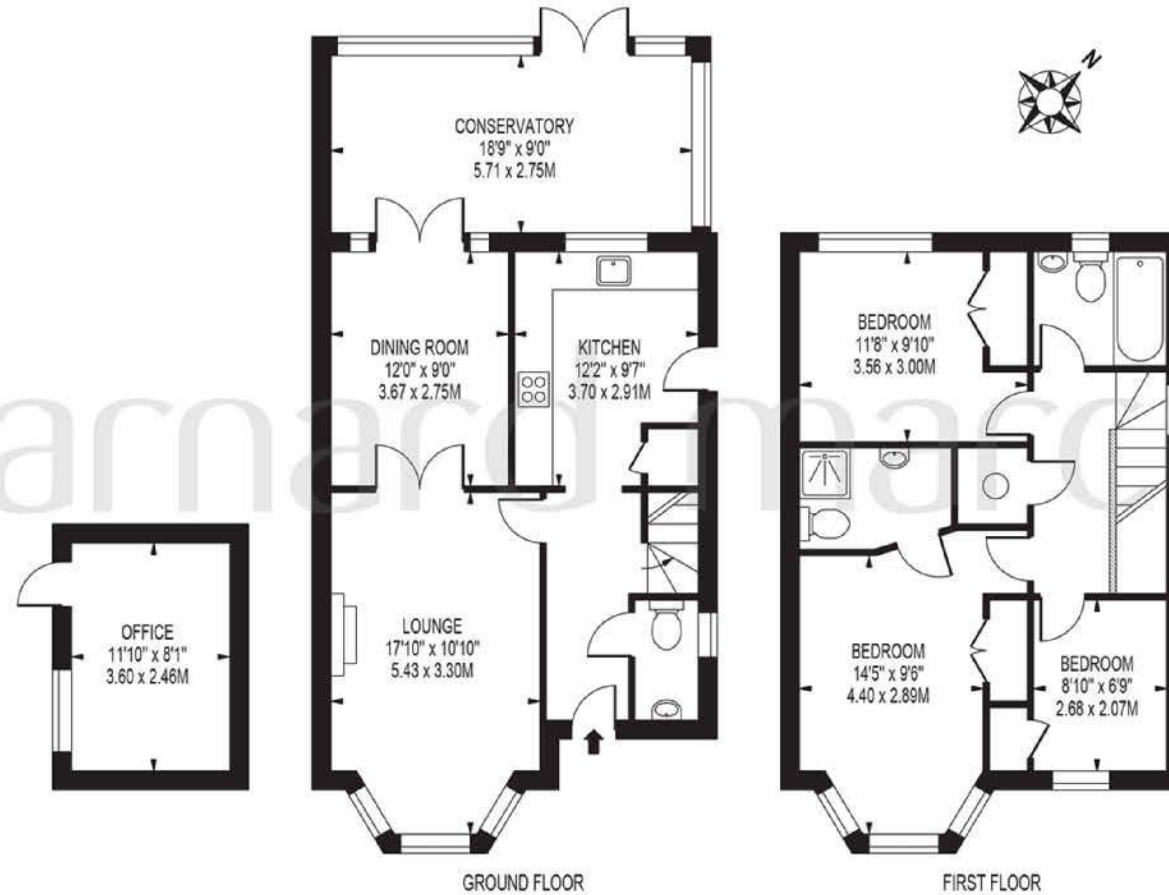
This property offers a plethora of great local schools including Croydon High, Royal Russell, Whitgift and Coombe Wood and is located close to Sanderstead and South Croydon train stations with direct links to London Bridge and Victoria. For the golf lovers, there is Croham Hurst golf club nearby and Croydon town centre is also close by with its myriad of shops, restaurants and entertainment areas such as Fairfield Hall, Box Park.



RUFFETTS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1233 SQ FT - 114.55 SQ M
(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL AREA OF OFFICE: 95 SQ FT - 8.86 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to Ruffetts Close

Price

£650,000

- South Croydon train station nearby
- Semi-detached
- Cul-de-sac location
- Downstairs wc

EPC Rating: Exempt

Council Tax Band: E

Tenure: Freehold



To find out more information or to arrange a viewing call

020 8681 6744

or email SouthCroydon@barnardmarcus.co.uk

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