

Entrance Hallway
 12'2" x 5'6" (3.72 x 1.69)

Kitchen
 13'0" x 10'4" (3.98 x 3.15)

Kitchen continued
 11'3" x 9'1" (3.44 x 2.77)

Dining Area
 8'9" x 17'8" (2.68 x 5.39)

Reception Room
 25'11" x 11'7" (7.92 x 3.55)

Bedroom Four/ Reception Room
 14'2" x 10'5" (4.33 x 3.18)

Downstairs Bathroom
 7'1" x 4'8" (2.18 x 1.43)

Landing
 10'2" x 10'10" (3.10 x 3.32)

Bedroom One
 18'10" x 10'4" (5.76 x 3.17)

Bedroom Two
 14'2" x 10'4" (4.32 x 3.16)

Bedroom Three
 11'8" x 10'4" (3.56 x 3.16)

Study/Bedroom
 7'5" x 6'10" (2.27 x 2.09)

Bathroom
 5'6" x 7'7" (1.68 x 2.32)

Garden

Off street parking

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 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 £700,000 The Ruffetts, South Croydon, CR2 7LS
 ESTATE AGENTS

- Extended semi detached
- Three reception areas
- Utility room
- Secluded rear garden
- Four bedrooms
- Refitted kitchen breakfast room
- Downstairs shower
- Off street parking

A well presented four bedroom semi detached extended house located in a sought after residential location. The accommodation internally offers a through lounge dining area, separate study / playroom plus an open plan refitted kitchen with island and sitting area enjoying direct access to the level secluded rear garden with a good sized patio area, utility room and shower room. The first floor offers four good sized bedrooms plus a refitted family bathroom.



The property is located in a popular area on the Ballards Farm Development with access to Croydon town centre and main line stations within a short drive from the property. The area provides good local schools both state and independent and the local tram link is accessible with links direct to Croydon and Wimbledon.

Freehold/ Croydon Council tax band E/ EPC C.



