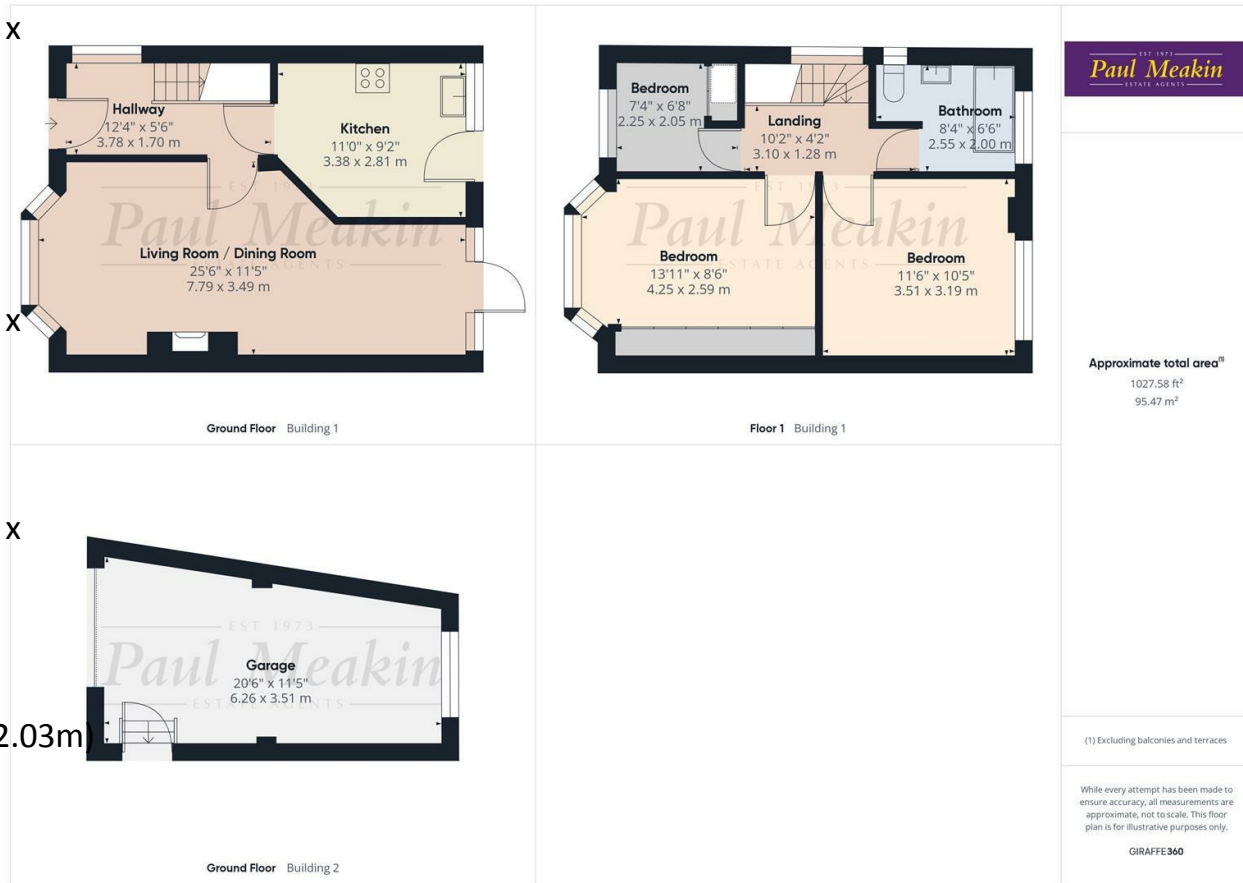


- Entrance Hall
- Kitchen
11'0 x 9'2 (3.35m x 2.79m)
- Living Room
25'6 x 11'5 (7.77m x 3.48m)
- Landing
- Bedroom
13'11 x 8'6 (4.24m x 2.59m)
- Bedroom
11'6 x 10'5 (3.51m x 3.18m)
- Bedroom
7'4 x 6'8 (2.24m x 2.03m)
- Bathroom
- Garden
- Detached Garage
20'6 x 11'5 (6.25m x 3.48m)
- Off Street Parking

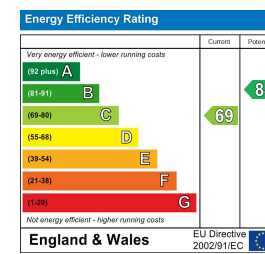


TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



£595,000 The Ruffetts, South Croydon, CR2 7LQ



Paul Meakin are delighted to welcome to the market this exceptionally well presented three bedroom semi detached family home situated on the popular Ballards Farm development and boasting far reaching views across South Croydon. Internally the property benefits from a refitted kitchen with integrated appliances, living room measuring 25'6 x 11'5, refitted family bathroom with dual aspect windows, large landscaped South Easterly facing rear garden, detached garage and off street parking. The property is double glazed throughout and has gas central heating via radiators.

Being conveniently located for frequent bus services, schools, amenities and surrounding woodland this property is one not to be missed. Call now to view this chain free family home. Freehold/ Croydon council tax band E / EPC C

