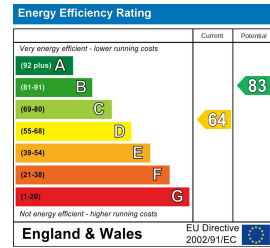


- Entrance Hall
- Living Room  
25'7 x 11'5 (7.80m x 3.48m)
- Kitchen  
11'2 x 9'2 (3.40m x 2.79m)
- Reception Room  
9'5 x 16'11 (2.87m x 5.16m)
- Hallway
- Shower Room/Utility  
9'5 x 5'8 (2.87m x 1.73m)
- Landing
- Bedroom  
14'2 x 8'3 (4.32m x 2.51m)
- Bedroom  
11'5 x 10'4 (3.48m x 3.15m)
- Bedroom  
7'4 x 6'8 (2.24m x 2.03m)
- Separate W.C
- Bathroom
- Garden
- Garage  
15'11 x 14'4 (4.85m x 4.37m)
- Off street parking



Offers In Excess Of £600,000 The Ruffetts, South Croydon, CR2 7LQ



\*Far reaching views\* Offered to the market is this extended three bedroom semi detached family home which is situated on the popular Ballards Farm development and is conveniently for local woodland, bus services and both Royal Russell and Coombe Wood Schools. Internally the property benefits from a fitted kitchen leading to a large reception room measuring 9'5 x 16'11 , separate reception room, downstairs shower room with utility space, fitted bathroom, integral garage, landscaped large rear garden, double glazed windows throughout, gas central heating via radiators and off street parking for two cars. Call now to avoid disappointment and to appreciate size and location. Freehold/ Croydon council tax band E / EPC D.



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 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



