



TAX BAND: D

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



EST 1973

Paul Meakin

ESTATE AGENTS

£375,000

Bruce Drive, South Croydon, CR2 8SL



We would like to welcome to the market this CHAIN FREE well presented two bedroom mid terraced family home, which is situated with a quiet cul-de-sac location and is conveniently located for the 64 bus service, Selsdon's local amenities, a variety of schools and woodland. Internally the property benefits from an open plan kitchen/diner separate lounge and sunroom. On the first floor you have two sizeable bedrooms and modern bathroom suite. The property is presented with gas central heating via radiators, double glazed windows throughout, private rear garden and garage situated en bloc. This is one not to be missed! Freehold /Council tax band D / EPC D.

Entry

5'10" x 3'3" (1.79 x 1.01)

Reception Room

 $14'1'' \times 10'7'' (4.31 \times 3.25)$

Kitchen

14'1" x 10'11" (4.31 x 3.35)

Sunroom

6'7" x 6'11" (2 03 x 2 11)

Landing

 $3'4'' \times 3'0'' (1.04 \times 0.93)$

Bedroom

 $11|1'' : 10|7'' (2.30 : 2.33)$

But

VIEWING NOTES

This image shows a full page of white paper with horizontal dotted lines, typical of primary school handwriting practice paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.