

Truuli



The Ruffetts, South Croydon, Surrey, CR2 7LT

£825,000 Freehold

- Popular residential location
- Large front drive
- Off street parking to the front of the property for multiple cars
- Within easy reach to transport links to get you into Central Croydon
- Array of amenities available close by on Chapel View
- Four double bedrooms
- Three bathrooms
- Welcoming entrance hall
- Room on the ground floor could be used as a study or a bedroom

Southbridge Place, Surrey, CR0 4HA

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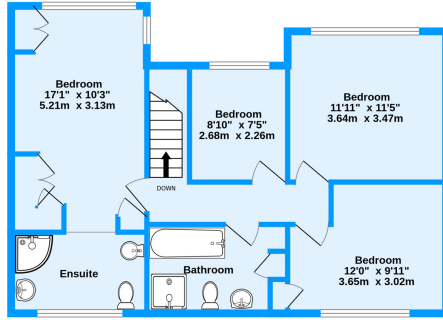
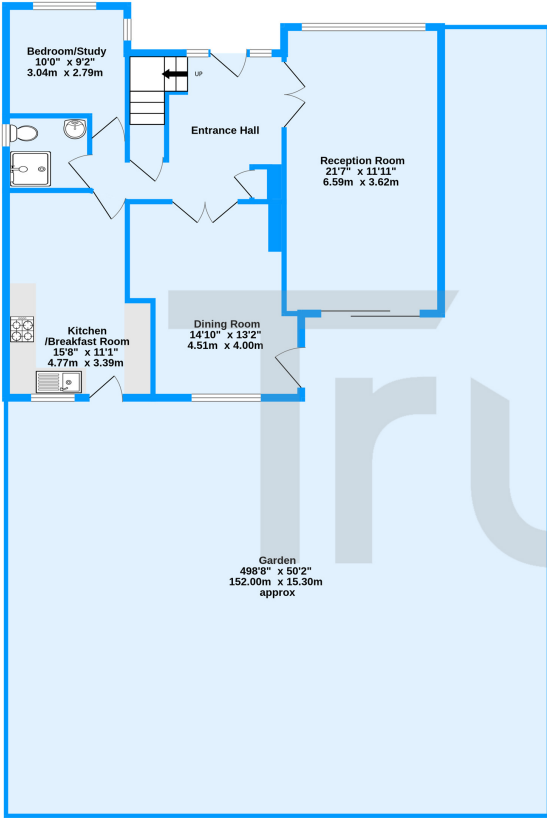
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Vendor's comments: "Welcome to our family home at 71 The Ruffetts, which is a quiet, tree-lined street that feels like a hidden gem away from the hustle and bustle of Croydon. We fell in love with this place 22 years ago, and it's been a fantastic place to raise our family. The Coombe Lane tram stop is a short 10-minute ride straight into East Croydon, making it super easy to get in and out of the city. Our teenagers loved the convenience of getting to college and enjoying city life."

Ground Floor
838 sq.ft. (77.9 sq.m.) approx.

1st Floor
692 sq.ft. (64.3 sq.m.) approx.



The Ruffetts, Selsdon, Croydon, CR2

TOTAL FLOOR AREA: 1531 sq.ft. (142.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

