



Birdhurst Rise | | South Croydon | CR2 7ED

Guide price £300,000

CROWN
GROUP ESTATES

Birdhurst Rise |
South Croydon | CR2 7ED
Guide price £300,000

Guide Price £300,000 - £320,000.

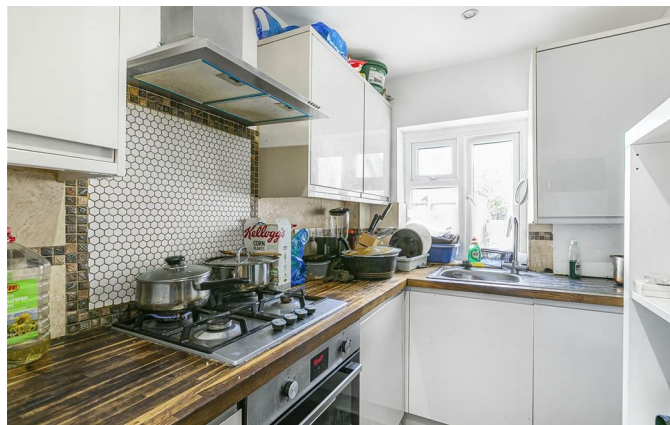
Situated on the third floor of a well-maintained building on sought-after Birdhurst Rise, this attractive two-bedroom apartment offers a fantastic blend of comfort, convenience, and modern living. Accessed via secure entry, the property boasts a light-filled and generously proportioned living room – perfect for relaxing evenings or entertaining guests in style. The

The layout includes a double bedroom with ample space for storage, and a second bedroom ideal for guests, children, or a home office. A separate, fully fitted kitchen provides a practical and private space for cooking, while the inclusion of both a bathroom and a separate WC enhances day-to-day convenience for residents.

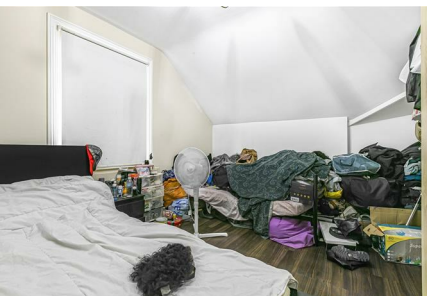
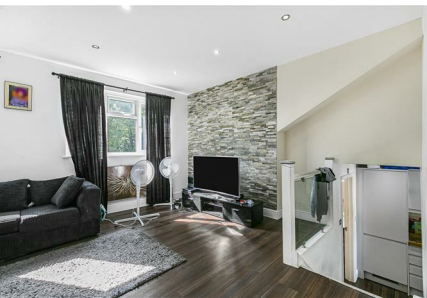
Set in a prime location just a short walk from South Croydon and East Croydon stations, as well as a variety of local shops, cafes, and green spaces.

Don't miss your chance to view this charming, move-in-ready home – a perfect opportunity for first-time buyers or investors alike. Early viewing is highly recommended to fully appreciate the value and potential on offer.

- Spacious two-bedroom flat
- Bright and airy living room
- Separate fitted kitchen
- Modern bathroom with shower, Additional separate W/C
- Gas central heating
- Separate W/C
- Double glazed windows
- Period Conversion
- Close to local amenities



Crown Group Estates is an RICS-regulated firm providing expert property services, including sales, acquisitions, and valuations. Whether you're buying or selling, our professional guidance ensures a smooth and informed transaction. Speak to our team today to discuss your property needs.



Living Room

16'8" x 12'11" (5.10m x 3.94m)

The living room offers a spacious and versatile area suitable for both relaxing and entertaining. The room comfortably accommodates a variety of furniture layouts and provides an ideal setting for everyday living or hosting guests. Finished in neutral tones, it serves as a welcoming central space within the home.

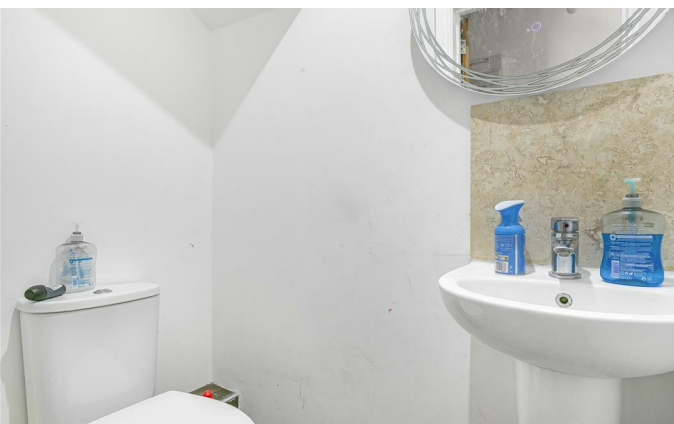
Kitchen

10'5" x 6'0" (3.19m x 1.84m)

The kitchen is well-proportioned and designed for practicality. It offers ample worktop space and storage options, making it functional for everyday cooking. The separate layout ensures a dedicated area for meal preparation, adding to the overall convenience and flow of the home.

Bathroom

The bathroom is neatly presented and includes a bath with shower attachment, a wash basin, and tiled walls for easy maintenance. It offers a clean and functional space suited to everyday use, with a practical layout that complements the overall comfort of the home.



W/C

Conveniently located apart from the main bathroom, the separate WC features a toilet and wash basin, offering added practicality for households and guests. Its layout enhances daily convenience, particularly in shared living arrangements.

Bedroom 1

8'2" x 5'9" (2.51m x 1.77m)

This room is ideal as a single bedroom, home office, or nursery. Compact yet functional, it offers versatility to suit a variety of needs, making it a practical addition to the overall layout of the property.

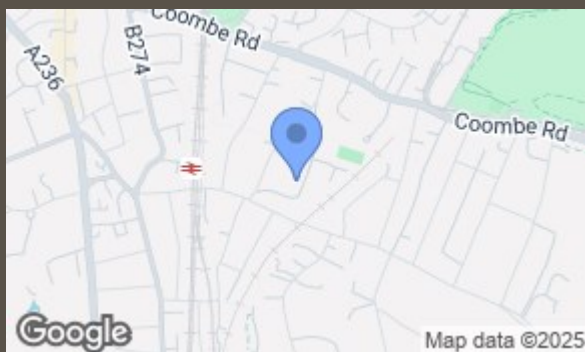
Bedroom 2

13'1" x 9'10" (4.00m x 3.00m)

The second bedroom is well-proportioned and comfortably accommodates bedroom furnishings. Finished in a neutral décor, it offers a bright and welcoming space that complements the rest of the property.

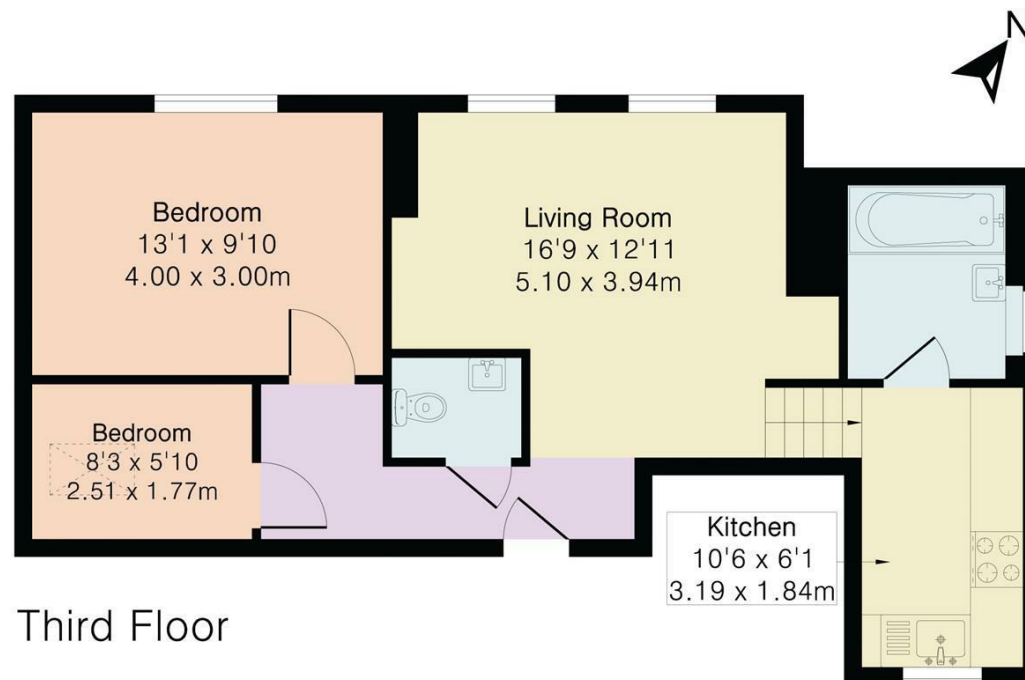


Before committing to a purchase, ensure you know the true condition of the property. We offer RICS Level 2 and Level 3 Surveys, providing expert insight into potential defects and risks. Contact us today to book your survey and buy with confidence.



The property is located on Birdhurst Rise, just a short walk from South Croydon Station, offering regular rail services to London Bridge and Victoria. East Croydon Station, with connections to the Overground and Gatwick Express, is also easily accessible. Local roads such as the A235 provide convenient access by car, with street parking available nearby. The

Approximate Gross Internal Area 569 sq ft - 53 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

309 Hoe Street
Walthamstow
London
E17 9BG

hello@crowngroupestates.com
crowngroupestates.com