



PORTFOLIO
from

 barnard marcus

Beech Avenue, South Croydon, CR2

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Exquisite 5-bedroom, 2-bathroom detached house, perfectly situated in a highly sought-after location Beech Avenue, Sanderstead. Spanning 2,633 square feet, this home offers an exceptional blend of luxury, comfort, and convenience.



Welcome to this exquisite 5-bedroom, 2-bathroom detached house, perfectly situated in a highly sought-after location. Spanning 2,633 square feet, this home offers an exceptional blend of luxury, comfort, and convenience. Five spacious bedrooms providing ample space for family and guests. Two well-appointed bathrooms, designed with elegance and functionality in mind. Enjoy movie nights in your private cinema room, offering the ultimate entertainment experience. A dedicated music room perfect for the audiophile or musician in the family. A quiet, well-lit office space ideal for working from home. Convenient utility room equipped for all your laundry needs. The heart of the home boasts a large open-plan kitchen and dining area, featuring a beautiful island. This space is perfect for both everyday living and entertaining and step outside to a beautifully landscaped garden, providing a serene outdoor retreat.



The property further benefits from a secure garage with ample storage space and a unique, split-level outbuilding perfect for hosting gatherings and entertaining guests. This property is a rare find, combining modern amenities with stylish design. Don't miss the opportunity to make this exceptional house your new home.

- Detached
- Five Bedrooms
- Beautiful Kitchen Dining Room
- Split Level Outbuilding





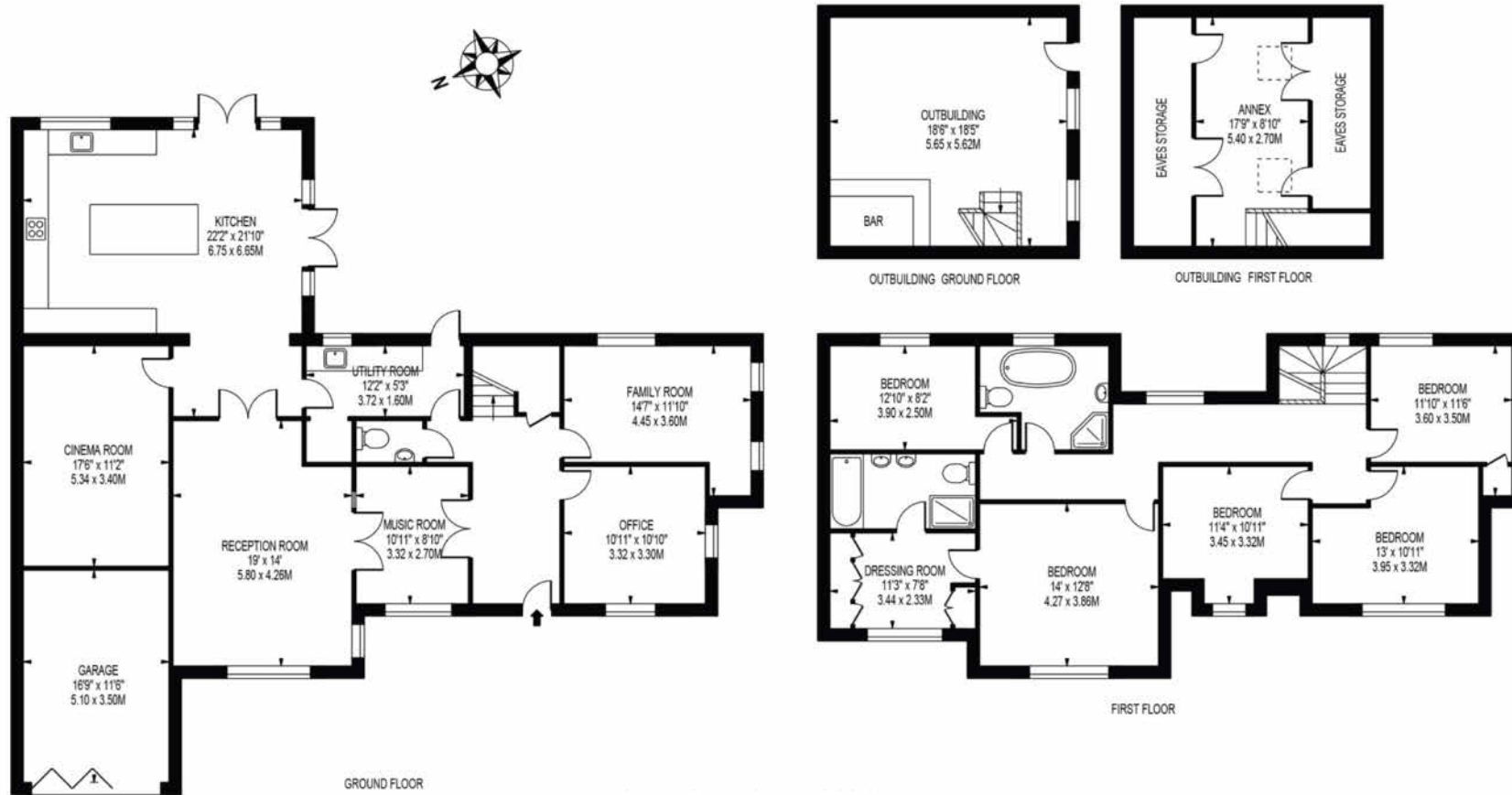
BEECH AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2633 SQ FT - 244.66 SQ M

(EXCLUDING OUTBUILDING & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 675 SQ FT - 62.70 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 192 SQ FT - 17.85 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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welcome to

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Asking Price

£1,600,000

- Cinema Room
- Two Luxury Bathrooms/Shower Rooms
- Large Landscaped Garden
- Garage

Tenure: Freehold

EPC Rating: F

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To find out more information or to arrange a viewing call

020 8651 6363

or email Sanderstead@barnardmarcus.co.uk

Station Approach, Sanderstead, South Croydon, Surrey CR2 0PL

barnardmarcus.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

