



**Birdhurst Avenue, South Croydon CR2 7DX**

**welcome to**

## **Birdhurst Avenue, South Croydon**

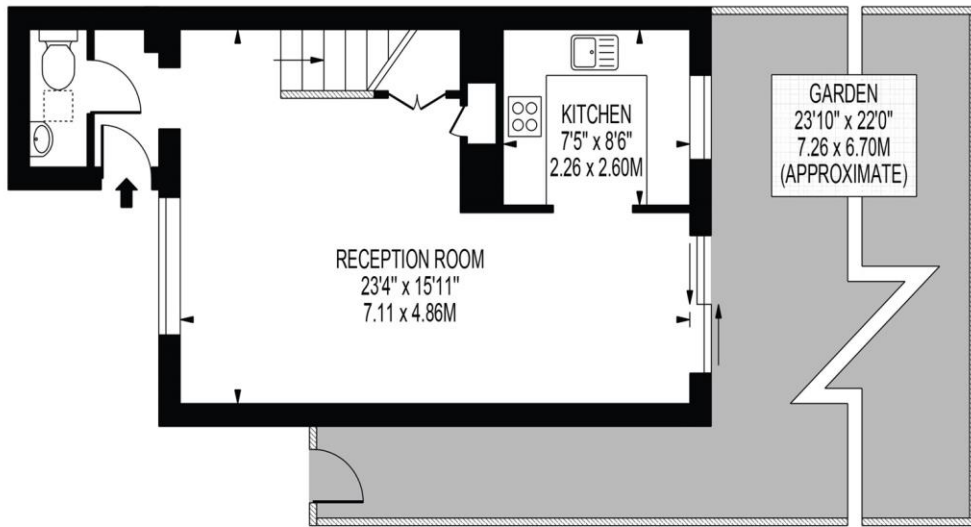
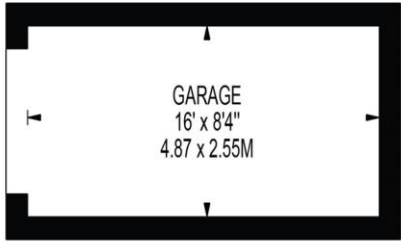
A 3 bed end of Terrace Wates built family house situated on an end plot and located in a quiet cul de sac area of ever popular Birdhurst Avenue. A 3 bed end of terrace Wates built family house situated on an end plot and located in a quiet cul de sac area of ever popular Birdhurst Avenue within easy distance of South Croydon station, tram link and green open space of Lloyd Park. The property resides within close proximity of good schools from Elmhurst, Coombe Wood and St Peters to name but a few. Front garden, Garage en-bloc and rear south facing garden, entrance lobby, reception/diner with fitted kitchen, upstairs bathroom, 3 beds, and downstairs W.C, gas central heating, double glazing. Local shops can be access at South end a lovely thoroughfare with boutique bars, coffee shops and restaurants. The property is offered to the open market with vendor suited.



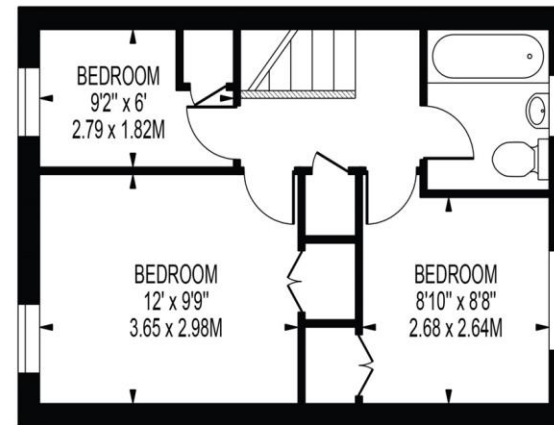
# BIRDHURST AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 790 SQ FT - 73.39 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 134 SQ FT - 12.42 SQ M



GROUND FLOOR



FIRST FLOOR

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.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

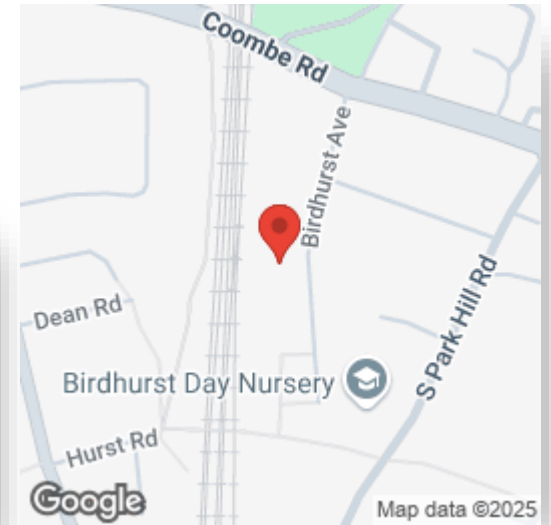
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## Birdhurst Avenue, South Croydon

- 3 Bedroom
- Cul de sac
- Close to Stations
- Close to Good Schools
- End of Terrace
- South-facing garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109691](https://www.barnardmarcus.co.uk/Property/SCS109691)



Property Ref:  
SCS109691 - 0005

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.

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