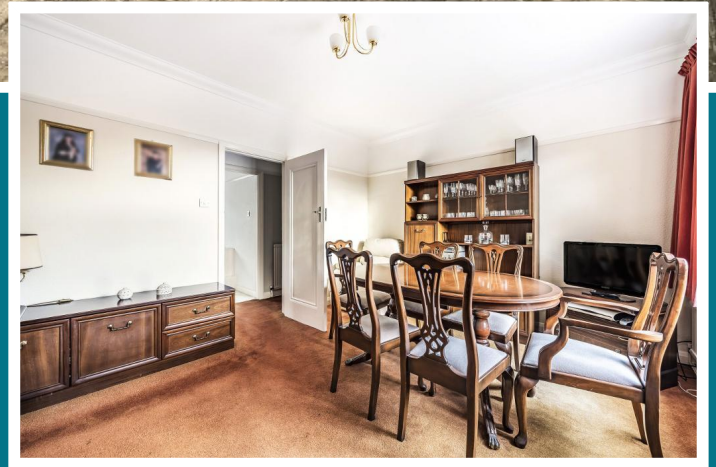


3 Bedroom Detached Bungalow

Birdwood Close, Selsdon, CR2 8QJ

£650,000



- A must view. Suits a Family and Retirees
- Large Kitchen plus breakfast room
- Driveway, workshop & Garage
- Large rear garden
- 468 bus stop close by on Old Farleigh Rd

- 3 good size bedrooms and 3 receptions
- Family bathroom & separate shower room
- Double glazing & Worcester Bosch boiler
- Close to schools & amenities
- No onward chain



3 Bedroom Detached Bungalow

£650,000

Birdwood Close, Selsdon, CR2 8QJ

- *No onward Chain
- *Double glazing
- *Gas central heating with Worcester Bosch boiler

Hannah James Estates are delighted to welcome to the market a rarely available and Chain free, three bedroom detached bungalow with flexible accommodation in a cul de sac location and ideally located for frequent bus services to both South and East Croydon mainline stations and amenities.

The generous accommodation consists of, porch, three bedrooms, three reception rooms, family bathroom, shower room, 3 reception rooms, and kitchen with separate breakfast room.

Externally to the rear is the delightful landscaped garden which is mainly laid to lawn with mature shrubs & trees. It features a patio area, with outside tap, access to workshop & garage, and an additional garden room/workshop with power. To the front of the property there is off street parking for several cars leading to a garage with up and over door and workshop area, from the driveway you also have side access to the rear garden.

The home would suit a young family with Croydon Girls School, and Greenvale Primary school being a short walk away.

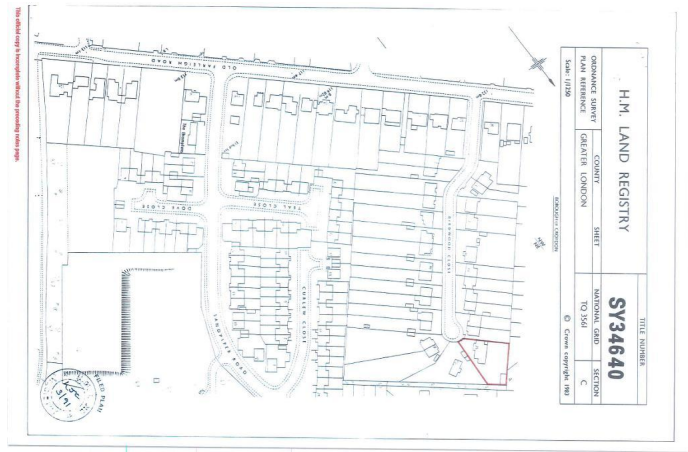
The property could also benefit a retired couple due to the property with its versatile living layout and walking distance to doctors, pharmacy, and supermarkets. The area qualifies for the London freedom pass so the ease of getting to the station makes that all the better.

Location

The property is enviably located in a highly sought after residential road within easy access of nearby Selsdon High Street, with Aldi, Sainsbury's, Iceland, pharmacy, Costa Coffee, hairdressers, barbers, dentists, GP surgery, and a variety of restaurants. Additionally, there are a number of well renowned schools in the area including Croydon High School for Girls and Greenvale Primary. The area also boasts of numerous recreational facilities including Farleigh Court Golf course, Bird Sanctuary offering wonderful open spaces and woodland walks. The 64 & 433 bus routes are within easy reach offering links into Croydon Town Centre and East Croydon train station with its fast and frequent services to London Bridge and London Victoria and the South Coast.







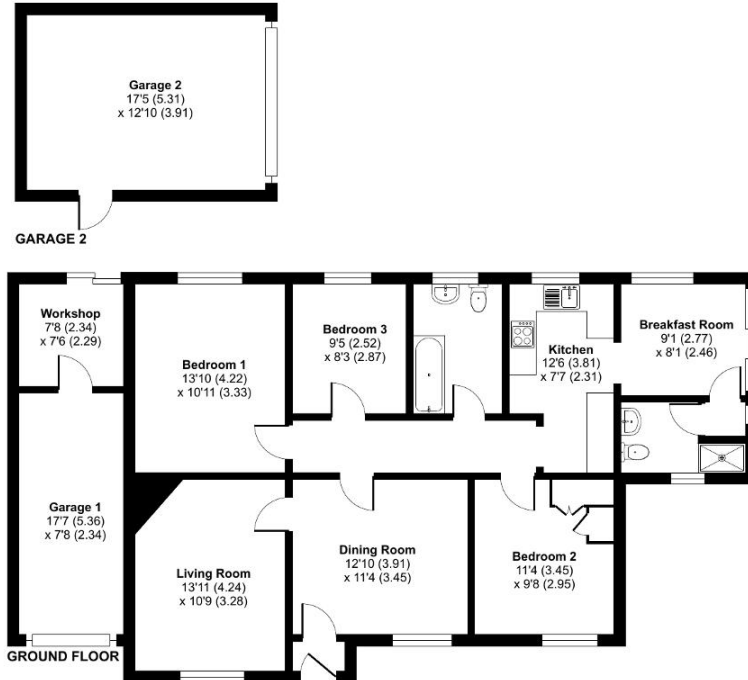
Birdwood Close, South Croydon, CR2

Approximate Area = 1073 sq ft / 99.6 sq m

Garage = 422 sq ft / 39.2 sq m

Total = 1495 sq ft / 138.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hannah James Estates. REF: 1068386

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Consumer note: These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.