



## Birdhurst Rise, CR2

£1,450 Per calendar month

Located a short walk to South Croydon and East Croydon stations surrounding cafes, bars and restaurants, this well presented one bedroom period conversion flat. Comprising a bright and spacious lounge featuring high ceilings, tenants will also have the pleasure and enjoyment of a section of the garden with direct access from the lounge. The kitchen is complete with fitted units, gas hob cooker and plenty of worktop surfaces. A generous size double room with plenty of space to add wardobes and dresser, recently decorated and large windows for plenty of natural light. The bathroom is a neutral three piece suite very much in keeping with the property throughout. Further benefits include newly decorated throughout, side entrance, section of garden and access to a large basement.

### DIRECTIONS

Birdhurst Road is located off Croham Road and Coombe Road and the locality is very well served by local shops, restaurants and bus routes serving Croydon town centre.

South Croydon mainline station is within 1/4 mile away and Lloyd Park tram stop is conveniently situated approximately 1/3 mile away also.

### Features

Private Share of Garden  
Off-Street Parking  
Cellar  
Large Lounge  
Close to transport



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South Croydon, CR2

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**Dexters**

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020 8291 9441

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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