



11 Birdhurst Gardens, South Croydon – CR2 7DT

In Excess of £500,000





11 Birdhurst Gardens

South Croydon

FOUR BEDROOM FAMILY HOME | SOUGHT-AFTER LOCATION | SAME OWNERSHIP SINCE 1971 | REQUIRES UPDATING & MODERNISATION | TWO RECEPTION ROOMS | LARGE BATHROOM | DRIVEWAY & GARAGE | GOOD-SIZED REAR GARDEN
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four-bedroom semi-detached family home
- Sought-after residential location
- Same ownership since 1971
- Requires updating and modernisation
- Two spacious reception rooms
- Large bay window to the front reception room
- Large Bathroom and separate W.C.
- Driveway and integral garage
- Useful utility/larder and breakfast area
- Good-sized level rear garden with two patio areas



Description

A rarely available opportunity to acquire a substantial four-bedroom semi-detached family home situated in a highly sought-after residential location. Having been in the same ownership since 1971, the property has been a much-loved family home and now offers an exciting opportunity for a new owner to update and modernise the accommodation to create a bespoke home tailored to their own requirements.

The property is approached via a spacious entrance hall with a downstairs cloakroom. To the front is a wonderful reception room which retains much of its original 1970s character, featuring a large bay window which floods the room with natural light. To the rear is a generous second reception/dining room with French doors opening onto the rear garden, providing a lovely connection between the living and outside spaces.

The kitchen is in need of updating and benefits from a useful breakfast area, together with a utility/larder area providing additional storage and practical space.

To the first floor are four bedrooms, comprising two large double bedrooms and two further single bedrooms. The bathroom is particularly generous in size, having originally been a bedroom, and offers the potential to convert back to a larger bedroom with the small bedroom becoming the bathroom, subject to any necessary permissions and works.

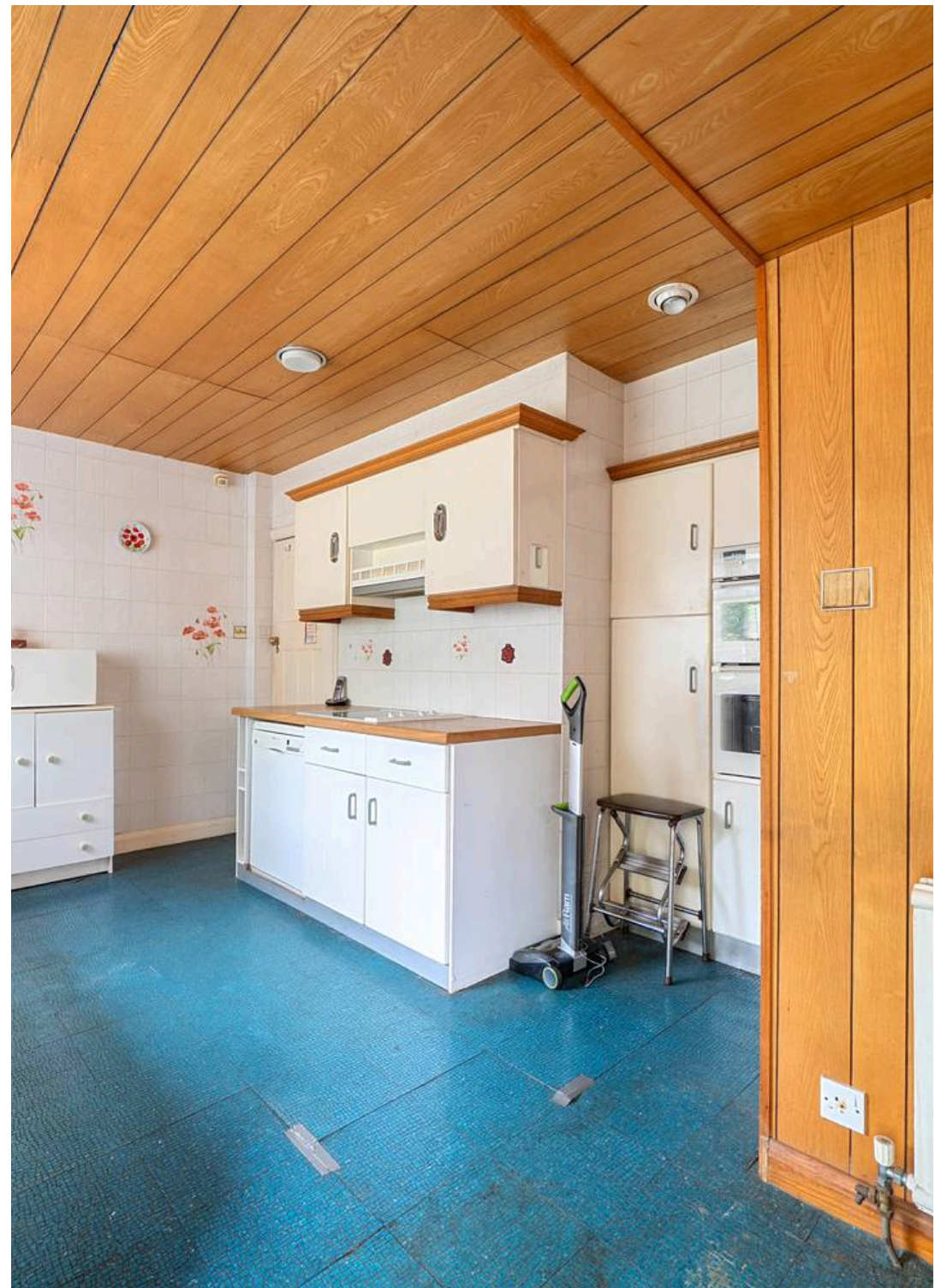
Outside, the front of the property benefits from a driveway providing off-street parking and leading to an integral garage with an up-and-over door.

The rear garden features a paved patio area immediately adjoining the house, leading onto the remainder of the garden which is predominantly laid to a level lawn. A further paved patio can be found towards the end of the garden, together with a garden shed.

Properties of this size and in this location rarely come to the market, and this home offers an excellent opportunity for buyers looking to create a spacious and individual family home while retaining many of its original features and character.

Outside

To the front of the property is a driveway providing off-street parking and leading to the integral garage, which is fitted with an up-and-over door.



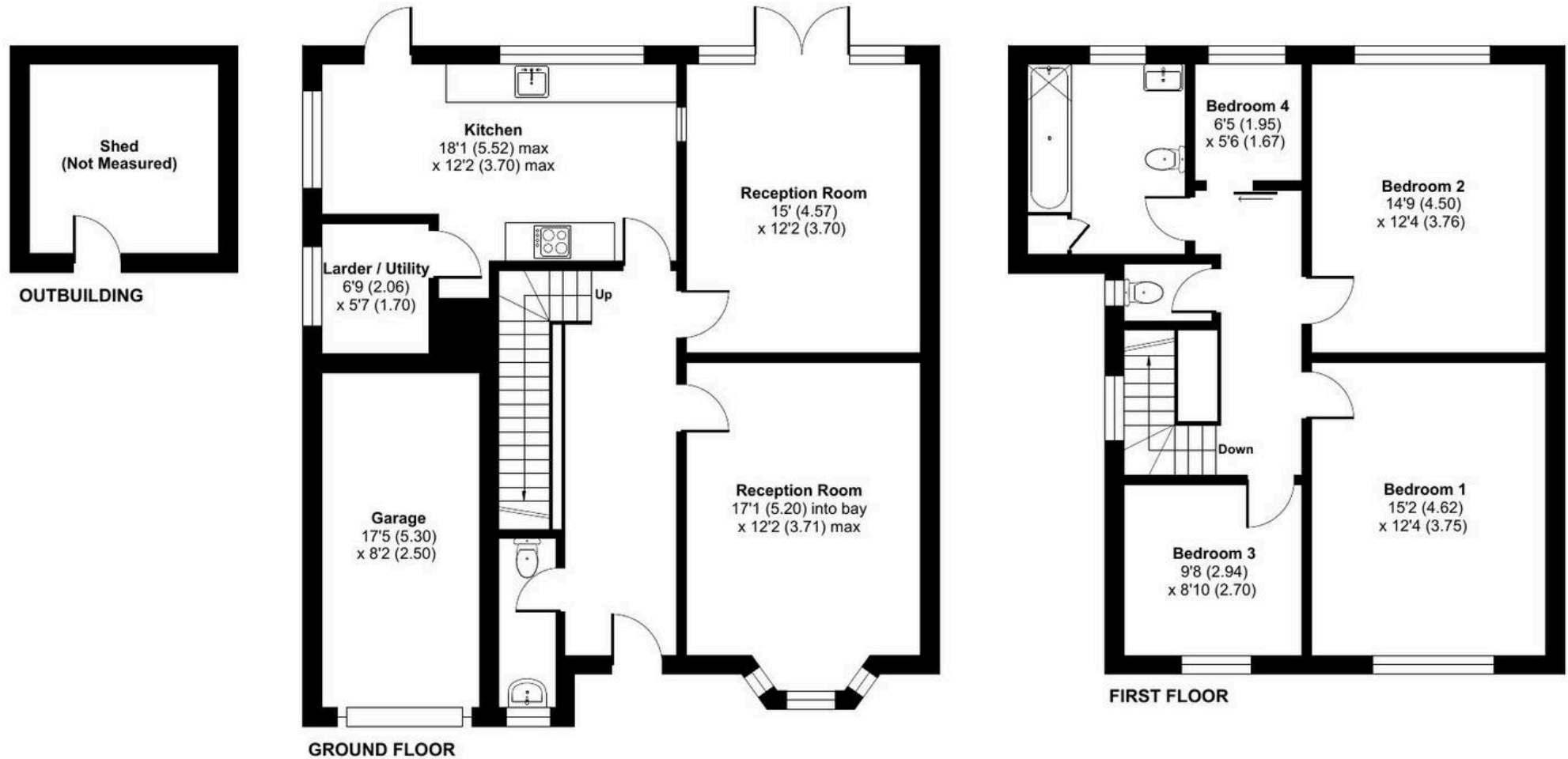
Birdhurst Gardens, South Croydon, CR2

Approximate Area = 1551 sq ft / 144 sq m(excludes shed)

Garage = 143 sq ft / 13.2 sq m

Total = 1694 sq ft / 157.3 sq m

For identification only - Not to scale





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