

**FOR SALE**



**Birdhurst Avenue , South Croydon, CR2**

**A Spacious Detached House with Three/Four Bedrooms**

**Asking Price Of £700,000**

**MARTIN&CO**



**Birdhurst Avenue,  
South Croydon, CR2  
3/4 Bedrooms & 1 Bathroom  
Asking Price Of £700,000**

- Superb Detached Family Home
- Flexible 3/4 Bedroom Accommodation
- Charming Country-Style Kitchen
- Versatile 2/3 Reception Rooms
- Beautiful Sunny Mature Garden

Superb Detached Family Home with Original Character Features – No Onward Chain

Occupying a sought-after position within a quiet cul-de-sac, this charming detached family home offers flexible and well-proportioned accommodation, perfectly suited to modern family living while retaining a wealth of original character and period features.

The property provides versatile 3/4 bedroom accommodation, complemented by 2/3 spacious reception rooms, allowing ample space for family life, entertaining, or home working. At the heart of the home is a delightful country-style kitchen, while the generous principal bedroom and family bathroom are complemented by further well-sized bedrooms.

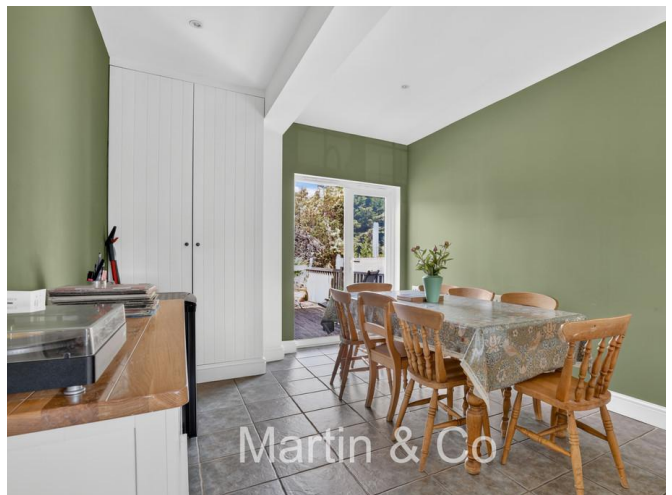
Throughout the property, a number of attractive original features add charm and character, creating a warm and welcoming atmosphere that is often difficult to find in modern homes.

Outside, the house enjoys a beautiful sunny rear garden with mature planting, offering a private setting for relaxing. Further benefits include off-road parking and the advantage of being offered to the market with no onward chain.

Conveniently located close to South Croydon's shops, cafés, restaurants, and amenities, the property is also within easy walking distance of East Croydon Station, providing excellent transport links into Central London and beyond.

A rare opportunity to acquire a characterful detached family home in a highly desirable location. Early viewing is highly recommended.



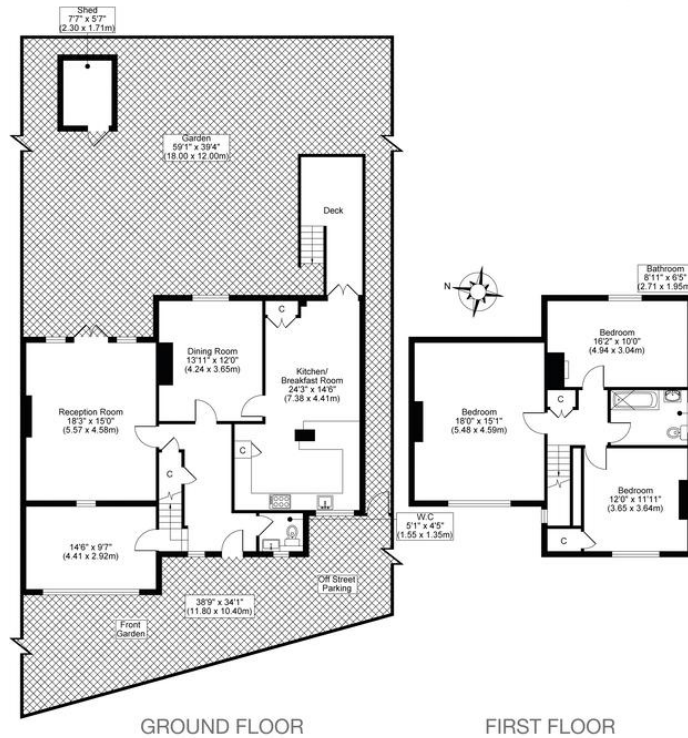




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



BIRDHURST AVENUE, CR2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING SHED 1870 SQ.FT (174 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING SHED 1828 SQ.FT (170 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



**Martin & Co Croydon**  
 145 Brighton Road • South Croydon • CR2 6EF  
 T: 0208 688 8565 • E: [croydon@martinco.com](mailto:croydon@martinco.com)

**0208 688 8565**  
<http://www.martinco.com>

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

