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**Birdhurst Rise, South Croydon CR2 7EJ**



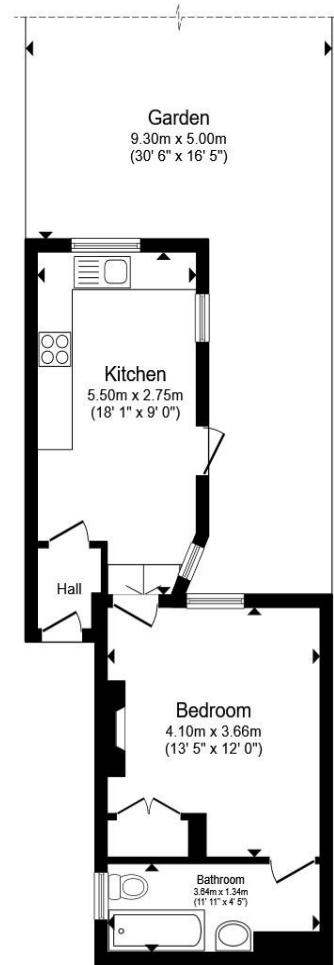
**welcome to**

## **Birdhurst Rise, South Croydon**

A rarely available and beautifully presented one bedroom garden maisonette, thoughtfully updated by the current owner to offer a stylish, contemporary living space finished to a high specification throughout. The property benefits from its own private front door, positioned to the side of this attractive period building, leading into a bright and well-proportioned interior. The accommodation comprises a spacious double bedroom, a modern fitted bathroom, and an impressive open-plan kitchen/reception room featuring sleek units, integrated appliances and ample space for both dining and relaxation. A particular highlight is the direct access from the living space onto a private rear garden, ideal for entertaining and outdoor enjoyment. Further benefits include a long lease and the property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers or investors alike.



Birdhurst Rise is a sought-after residential road, well positioned for the amenities of South Croydon and the vibrant South End parade, offering a variety of cafés, restaurants and local conveniences. South Croydon station is nearby providing regular services into London Bridge and London Victoria, along with easy access to tram links and bus routes. Lloyd Park and Park Hill Park are both within easy reach, and the area is served by a selection of well-regarded local schools.



Total floor area 35.8 m<sup>2</sup> (386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Birdhurst Rise, South Croydon

- One bedroom garden maisonette
- Modernised throughout with new kitchen and bathroom
- Private rear garden
- Own private front door
- Located close to South Croydon station

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £230,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS110089](https://barnardmarcus.co.uk/Property/SCS110089)



Property Ref:  
SCS110089 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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