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MARRIOTT VERNON
ESTATE AGENTS



Flat 3 Westleigh Court 28 Birdhurst Road, South Croydon, CR2 7EA

Guide price £280,000



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Flat 3 Westleigh Court 28 Birdhurst Road

Guide price £280,000

South Croydon, CR2 7EA

Stunning Two Bedroom Ground Floor Flat
Superbly Refurbished with High Quality Finish
Separate Quality Fitted Kitchen
Communal Gardens
No Chain

Share Of Freehold
Bright and Spacious Reception Room
Stylish Bathroom
Private Garage
Close to South Croydon Station and Amenities

Guide Price £280,000-£300,000

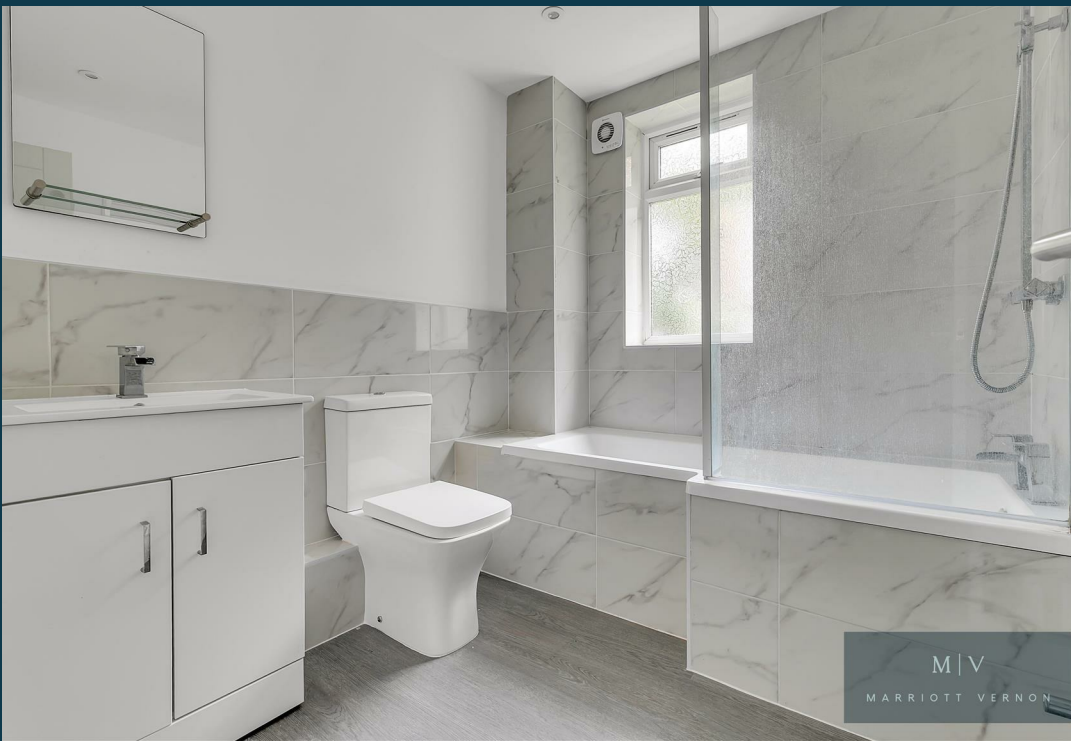
Marriott Vernon present to the market this stunning two bedroom ground floor flat with share of freehold, private garage and no onward chain, set within a popular block just 0.3 miles from South Croydon station and only a mile from East Croydon station. Recently refurbished by the current owners, the property offers bright and spacious accommodation in superb order, with stylish interiors, neutral decor and high quality finish throughout. Features include a fantastic 14'9 x 13'10 reception room, well equipped kitchen, stylish bathroom, gas central heating, double glazing, secure entry, and access to well maintained communal gardens.

Accommodation comprises entrance hall leading into the reception room with ample space for relaxing and dining, and door through to the separate kitchen. The kitchen comprises a quality range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized bedrooms, plus a stylish family bathroom with white three piece suite.

The property is superbly located within easy access of South Croydon station as well as Tramlink from Lloyd Park, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes also service nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is within easy reach for a diverse selection of bars and restaurants.

Viewings are highly recommended.



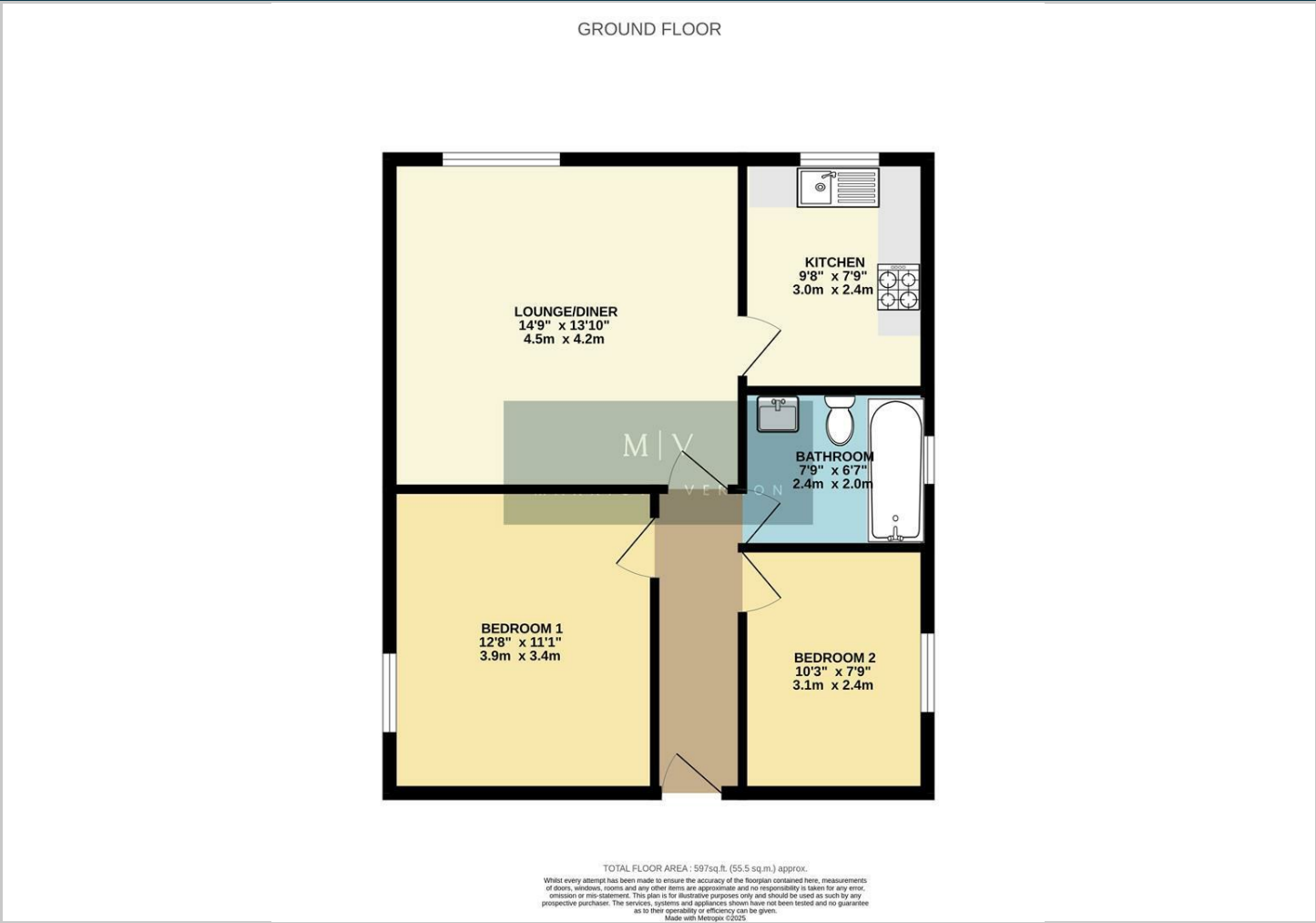




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Floor Plans

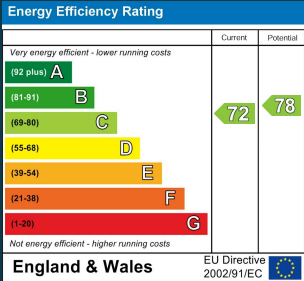


Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.