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ESTATE AGENTS



6 Birdhurst Avenue, South Croydon, CR2 7DX

Guide Price £700,000-£750,000



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Marriott Vernon are delighted to welcome to the market this beautifully presented, extended three bedroom detached family home situated on a sought after road in close proximity of South Croydon Station.

Having been extended by the current owners to include a wrap around 24'8 wide kitchen/reception room with patio doors to the rear garden, granite worktops, Neff double ovens, gas hob and dishwasher, integrated washing machine and porcelain tiled flooring. Additionally to the ground floor are two further reception rooms, shower room, entrance hall and porch. The first floor comprises three bedrooms, two of which are doubles and a modern family bathroom. Occupying a 0.12 acre plot the property benefits from driveway parking, garage, double glazing, gas central heating and a circa 85' private rear garden with side access.

Birdhurst Avenue is conveniently situated within a mile of both South and East Croydon stations providing regular services to London Bridge and Victoria Stations. The open spaces of Park Hill Park, Lloyd Park and Croham Hurst Woods are all within easy reach along with a selection of schools including St. Peter's Primary, Elmhurst Prep, Whitgift and Coombe Wood. South Croydon offers an array of local shops and restaurants.



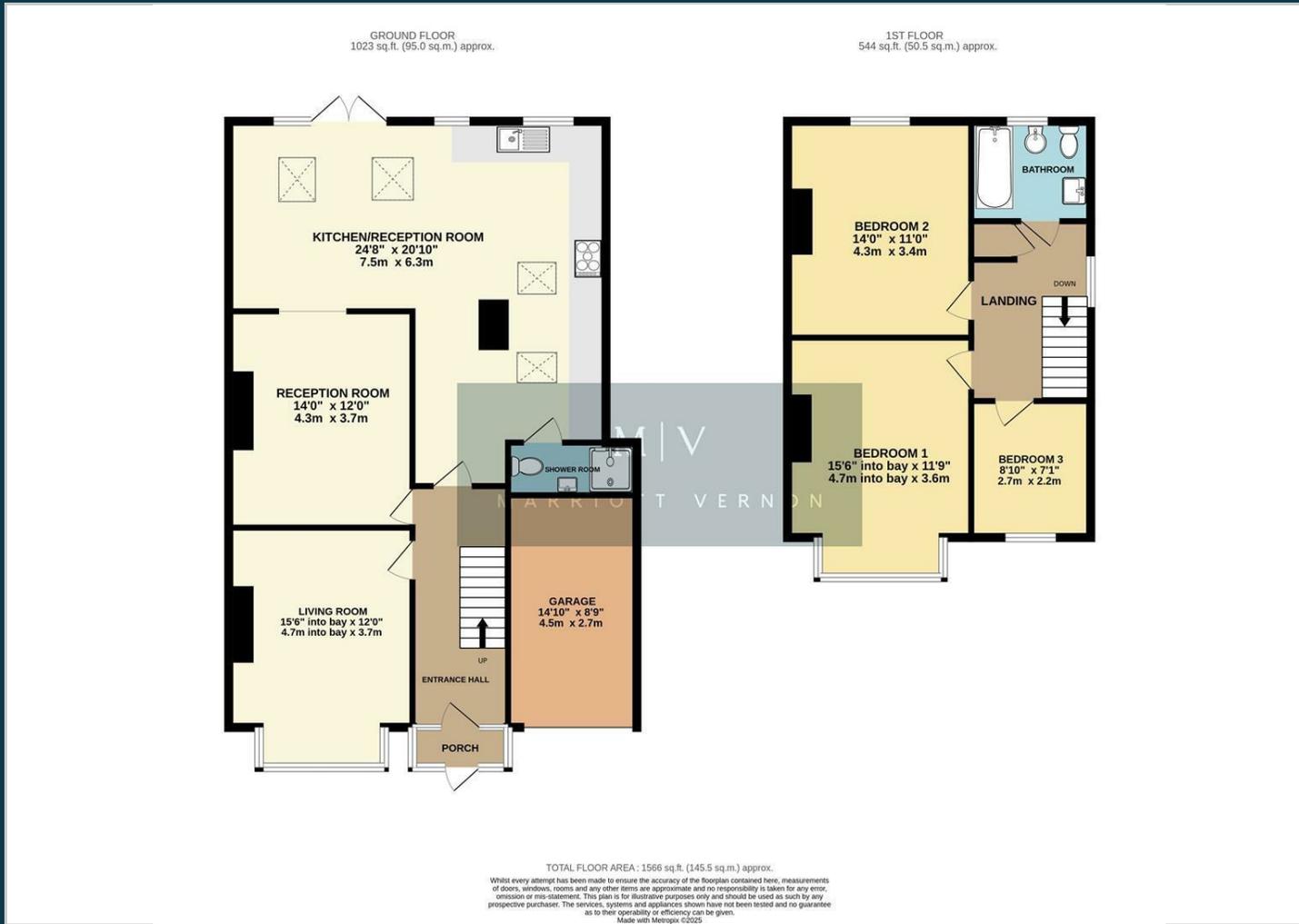




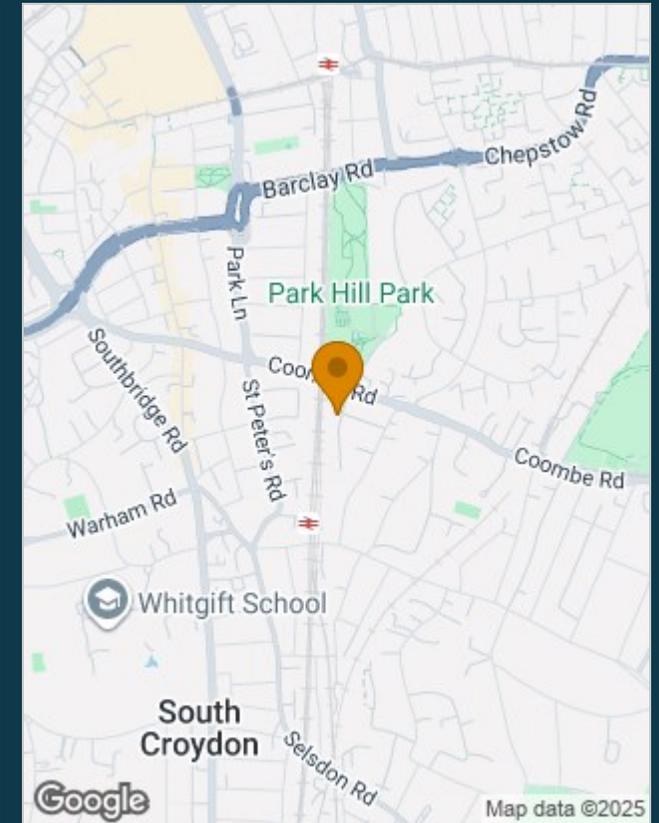
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## Floor Plans



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.