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MARRIOTT VERNON
ESTATE AGENTS



Birdhurst Avenue, South Croydon, CR2 7DX

Asking price £450,000



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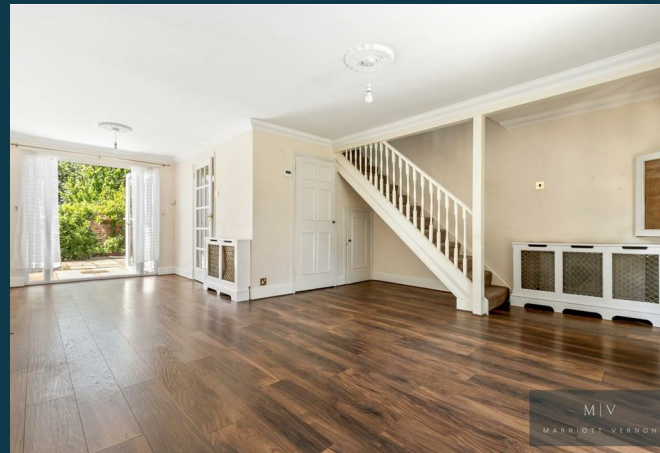
42 Birdhurst Avenue South Croydon, CR2 7DX

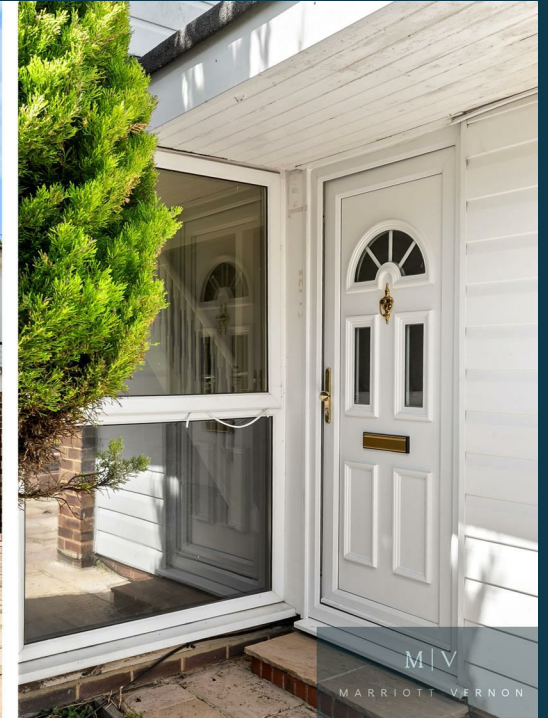
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Marriott Vernon welcome to the market this extended chain free, three bedroom semi detached house with private garden and garage, ideally situated on a sought after tree lined residential road close to South Croydon station and amenities. The property offers bright and spacious accommodation ideal for family life., features include a generous through reception room, well equipped extended kitchen, upstairs family bathroom, downstairs WC, gas central heating and double glazing.

Accommodation comprises entrance hall with access to guest WC, leading into a spacious reception/diner with dual aspect and double doors opening onto the garden. The separate kitchen, also with garden access, comprises a range of high gloss wall and base unit with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven and further space for appliances. To the first floor, there are three bedrooms, plus a family bathroom.

The property is conveniently positioned for commuters being moments from South Croydon station which provides regular links into London. Nearby Croydon's 'Restaurant Quarter' offers an array of restaurants with local shops and bus routes on Selston Road, Brighton Road and High Street. Croydon Town Centre features a wider selection of shops and restaurants as well as Boxpark in East Croydon. The area is also well served by good schools.







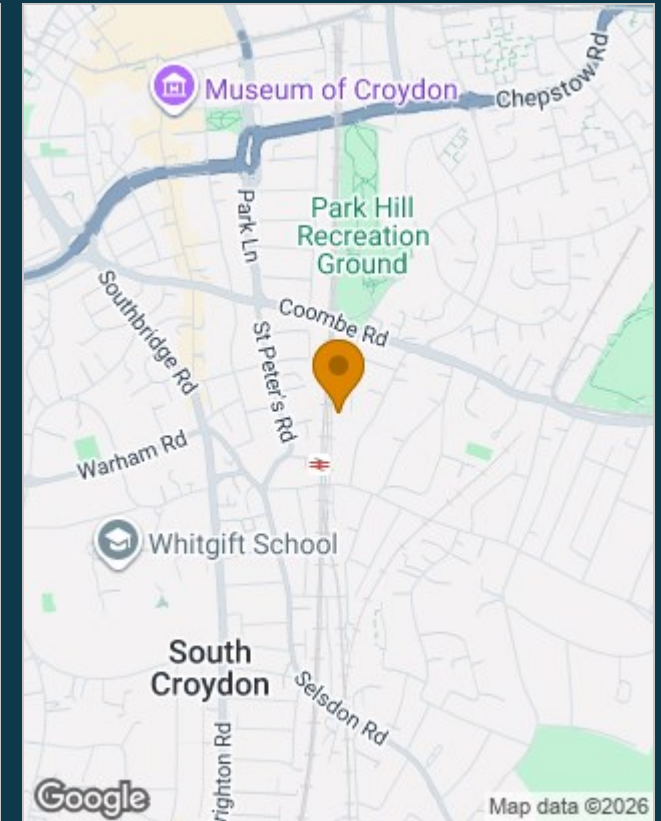
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Floor Plans



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.

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