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MARRIOTT VERNON
ESTATE AGENTS



41 Birdhurst Road, South Croydon, CR2 7EF

£450,000 - £475,000



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Marriott Vernon presents to the market this three bedroom end of terrace house with private garden and garage to side, ideally situated on a sought after tree lined residential road close to South Croydon station and amenities. The property would benefit from some modernisation, but offers bright and spacious accommodation over two floors, with flowing living space creating the perfect base for a modern lifestyle and excellent potential for upgrade as desired. Features include a generous reception room, well equipped kitchen, family bathroom, cloakroom, gas central heating, double glazing and no onward chain.

Accommodation comprises entrance hall with cloakroom, leading into a spacious reception room with access to the garden. The separate kitchen comprises a range of wall and base unit with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are two double bedrooms, a single bedroom and a bathroom with window. Externally the property features a small front garden and rear paved garden with side access. There is a single garage to the side with room to park a small or medium sized car in front of it.

Situated on the junction of Birdhurst Road and Birdhurst Rise conveniently positioned for commuters just 0.2 miles 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 Selsdon Road, Brighton Road and High Street. Croydon Town Centre features a wider selection of shops and restaurants as well as Boxpark in East Croydon.



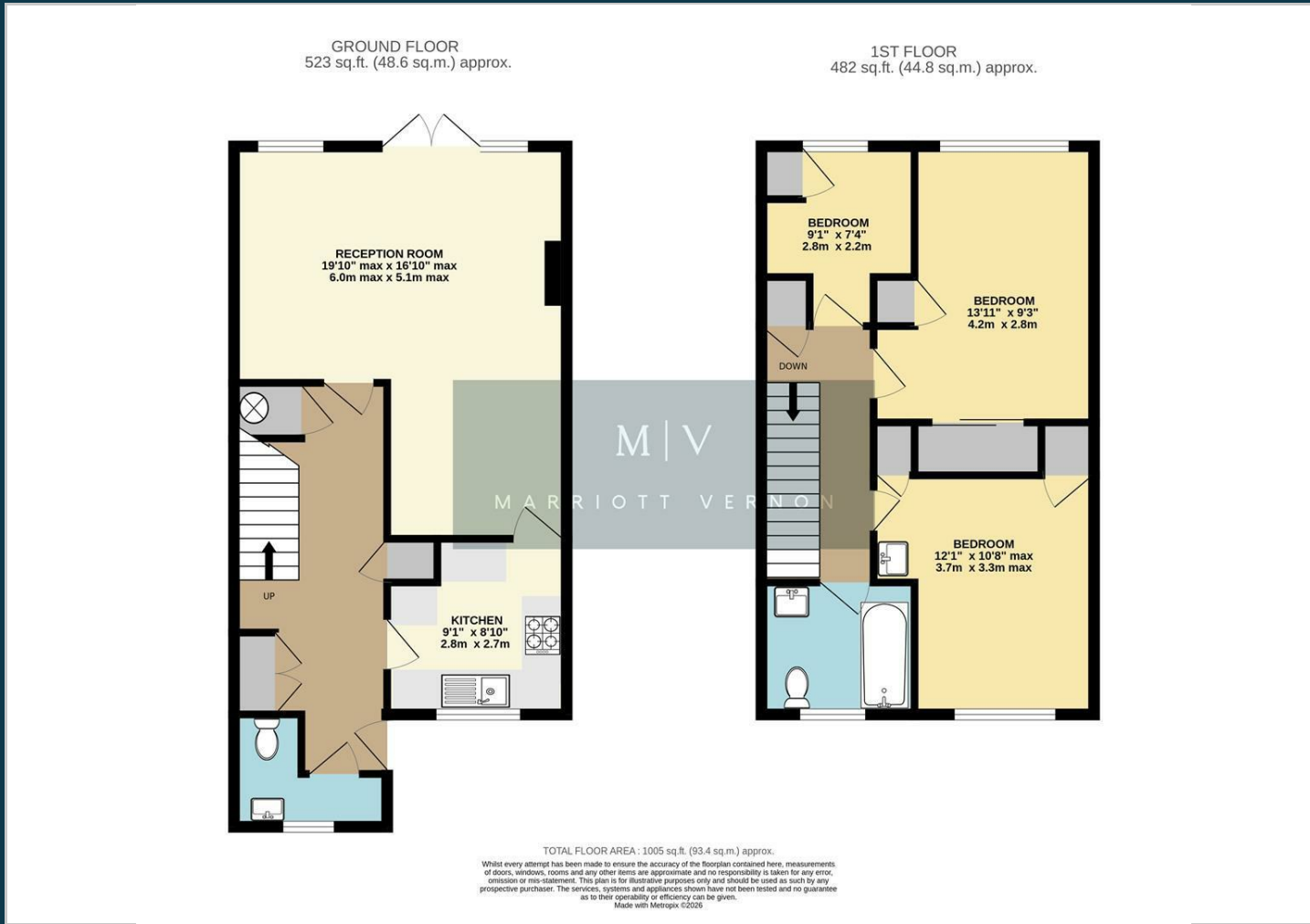




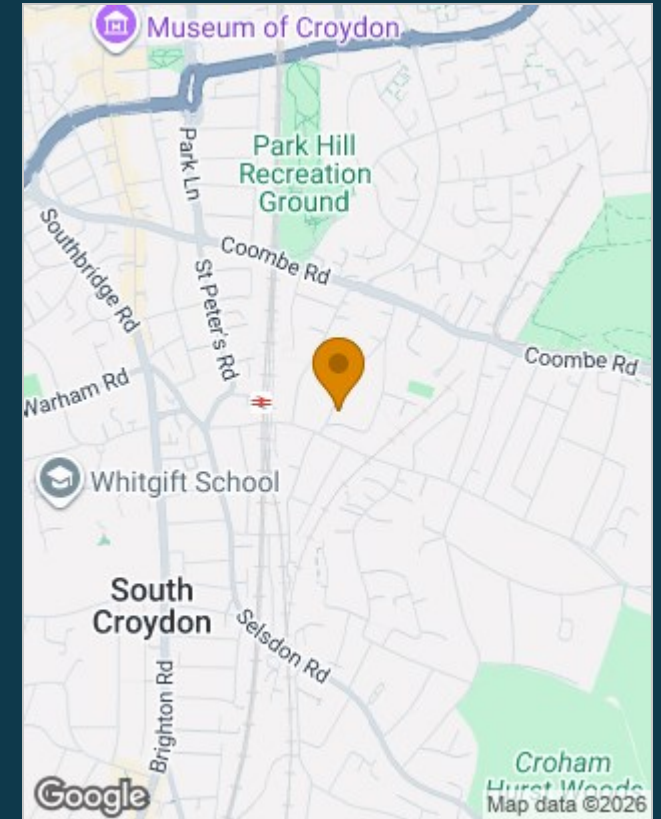
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Floor Plans



Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.