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MARRIOTT VERNON
ESTATE AGENTS

46 Birdhurst Road, South Croydon, CR2 7EB

Asking price £1,000,000





46 Birdhurst Road

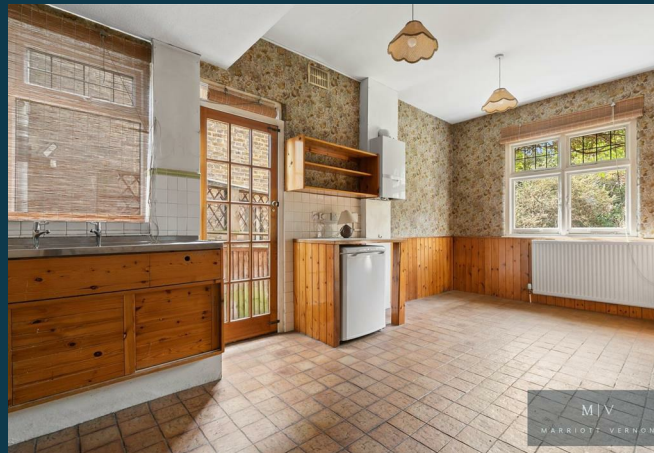
South Croydon, CR2 7EB

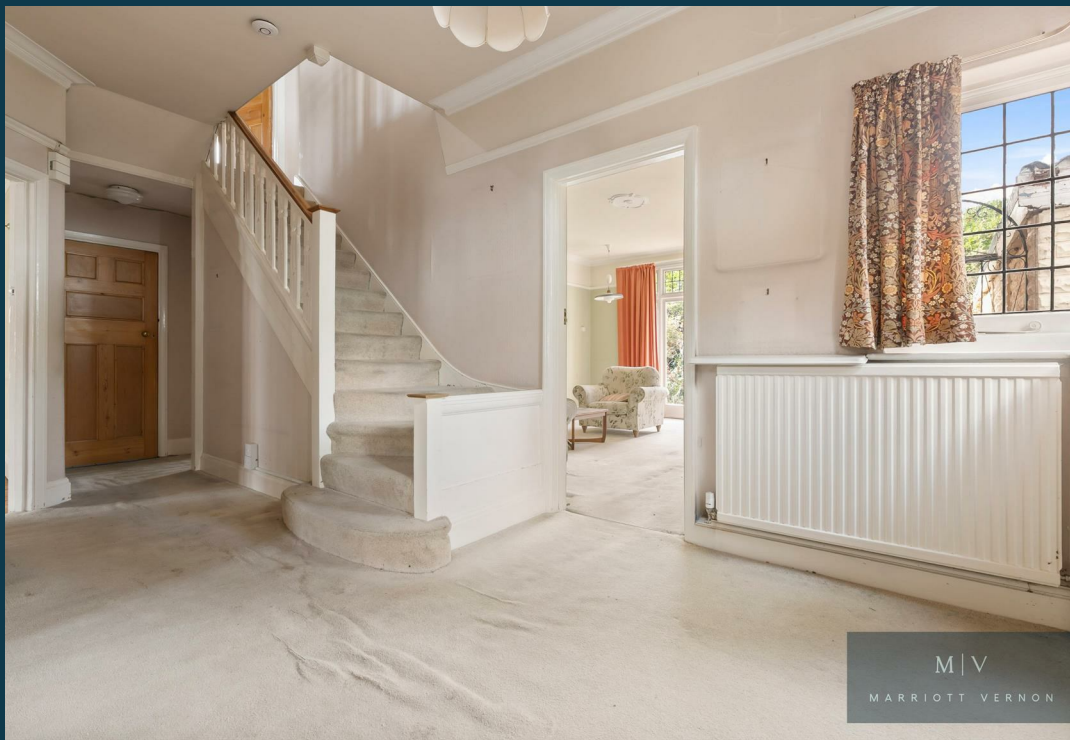
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Marriott Vernon present to the market this substantial five bedroom detached Edwardian house, built circa 1908, with large garden in excess of 80ft, off street parking and garage, ideally situated on a sought after tree lined residential road close to South Croydon station and amenities. The property, offered to the market with no onward chain, would benefit from modernisation, but offers bright and spacious accommodation of over 2000 sq ft, arrange over two floors with a wealth of period appeal, as well as a large loft ideal for conversion (STPP) and excellent potential for upgrade and refurbishment throughout. Features include three elegant reception rooms, dual aspect kitchen, upstairs family bathroom, cloakroom, basement cellar space, and gas central heating.

Accommodation comprises entrance hall with cloakroom, leading into the three spacious reception room, one with direct access onto the garden. The separate kitchen, also with garden access, comprises a range of older style wall and base unit with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are five well proportioned bedrooms and a family bathroom.

The property is conveniently positioned for commuters just a short distance from South Croydon Station which provides regular links into London. Nearby, South 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, and the area is well served by excellent schools and open spaces.

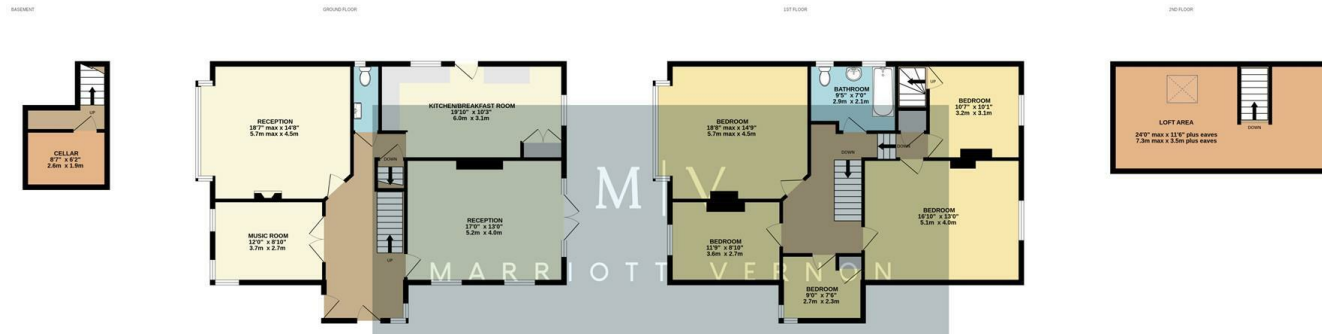






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Floor Plans

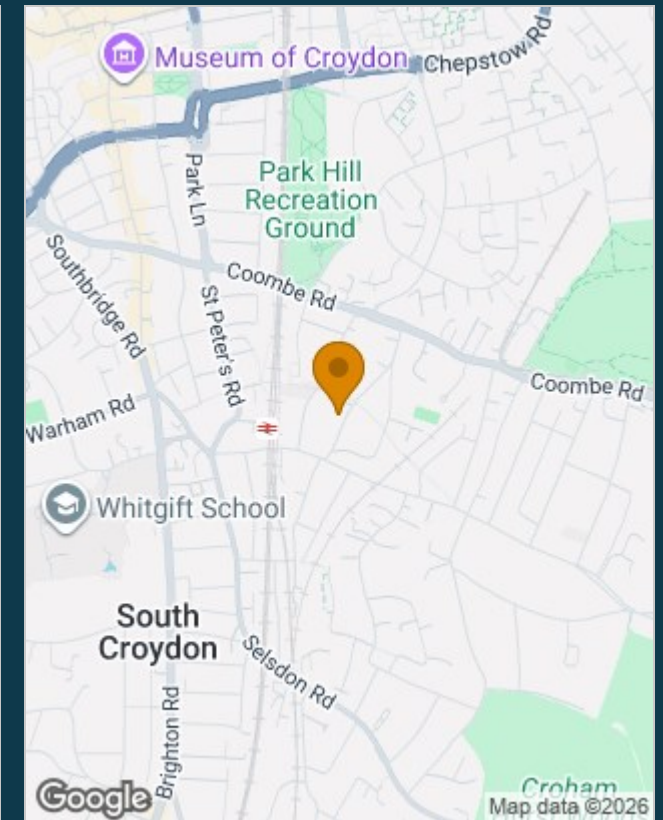


TOTAL FLOOR AREA : 2246 sq.ft. (208.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
(81-91) B			
(69-80) C			7
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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