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MARRIOTT VERNON
ESTATE AGENTS

51A Birdhurst Road, South Croydon, CR2 7EF

Offers in excess of £425,000



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Offers in excess of £425,000

51A Birdhurst Road

South Croydon, CR2 7EF

Brand New Two Bedroom House

Stunning Kitchen

10 Year New Build Warranty

Double Glazing Throughout

Front & Rear Gardens

Quartz Work Surface

Close Proximity Of South Croydon Station

No Onward Chain

Marriott Vernon proudly present this stunning new build two double bedroom end of terrace house situated on a sought after tree lined residential road in close proximity of South Croydon Station benefitting from both front and rear gardens.

This immaculate property comprises entrance hall, spacious open plan kitchen/reception room with underfloor heating and patio doors to rear garden and stunning kitchen with quartz work surfaces integrated fridge, freezer, microwave, dishwasher, oven and hob. Additionally there's an contemporary bathroom also with underfloor heating and marble effect tiles, bath with handheld and overhead shower, vanity unit, WC and heated towel rail along with a separate utility room with washing machine and tumble dryer and to the first floor are two double bedrooms and WC. Externally the property features a good sized front garden with patio and artificial grass areas, storage shed and side access to the rear garden.

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.



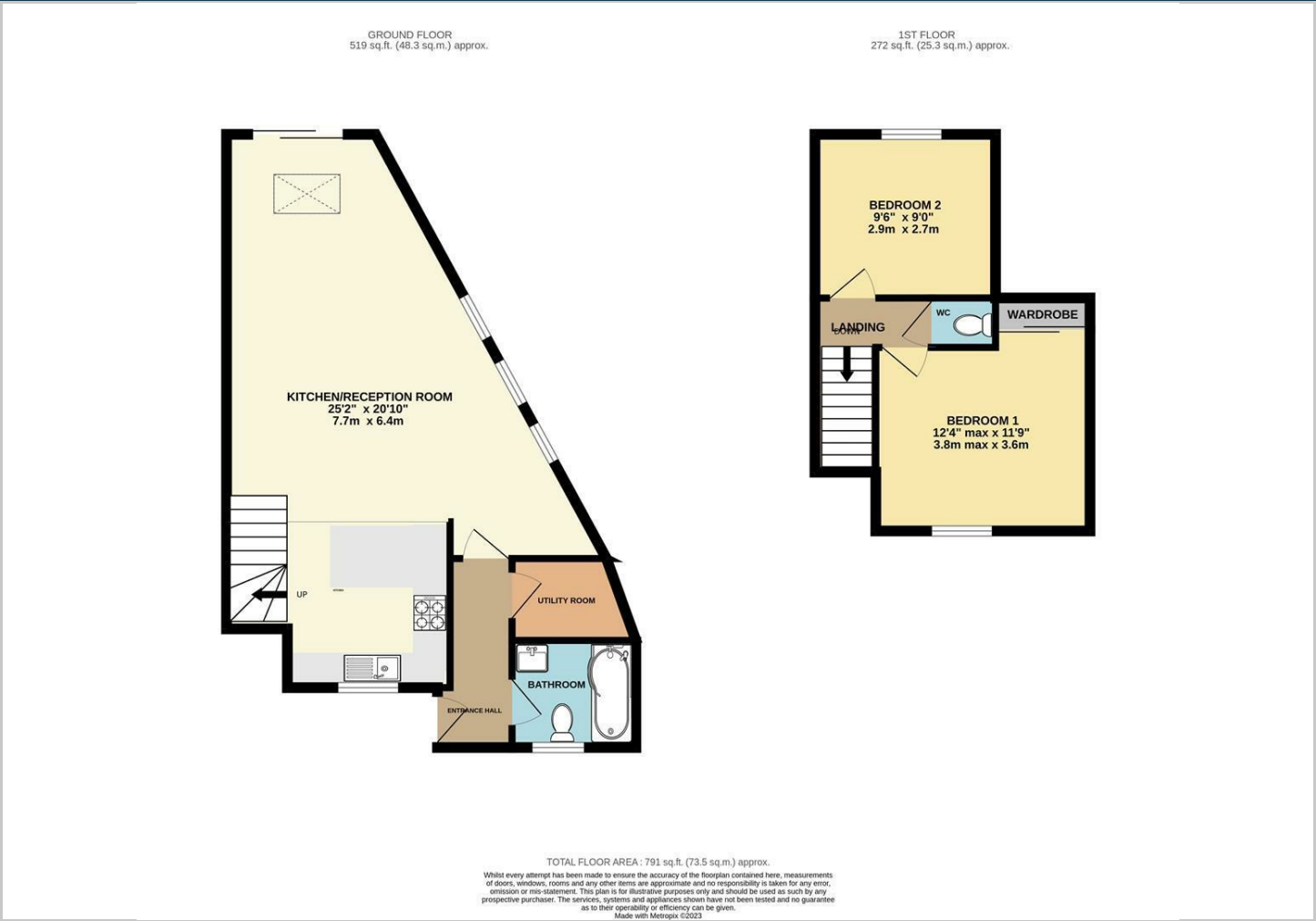




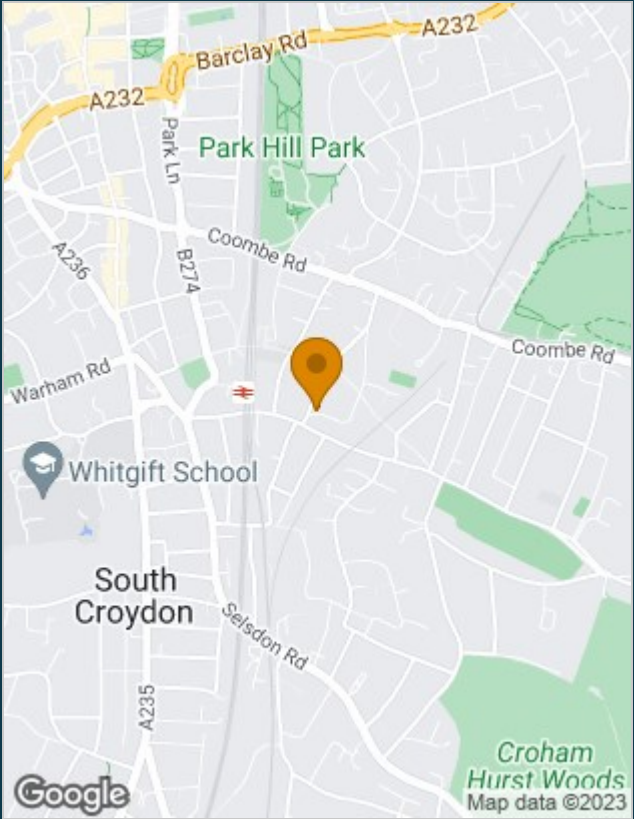
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Floor Plans



Location Map



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.

Ewhurst Avenue, South Croydon, CR2 ODL
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(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