

**SOLD STC**



**Birdhurst Road, South Croydon**

**1 Bedroom, 1 Bathroom, FLAT**

**Offers Over £190,000**

**MARTIN&CO**



## Birdhurst Road, South Croydon GUIDE PRICE £200,000 - £210,000

Offers Over £190,000

- Ground Floor Flat
- Allocated Parking
- Beautifully Presented
- Smart Fitted Kitchen
- Proper Double Bedroom
- Gas Central Heating
- Long Lease 155 years remaining

Calling all investors and first time buyers! Look no further - this fantastic one bedroom maisonette-style conversion flat, tucked away in a sought after South Croydon setting, is the property you have been searching for!

On the ground floor of a handsome Tudor-look detached property and accessed via its own private entrance, the flat affords an entrance hall, a smart fitted kitchen, a cosy reception room, a proper 14ft double bedroom, and a beautifully appointed shower-room/wc. Features to note include gas heating, benefitting from a new boiler installed just over a year ago and still under under guarantee and double glazing throughout.

Externally there is a patio area, a large communal garden and off-road parking. Additional; parking is available in the road with a resident's permit from Croydon Council. For commuters South Croydon Station and the Lloyd Park tramstop are both less than a 10 minute walk away and there are regular bus services nearby, along Coombe Road.

With a long lease and low outgoings this great value flat should not be missed. Call the seller's sole agent Martin & Co Croydon now for an appointment to view!

**ENTRANCE HALL:**  
Own front door, into the flat with open plan living.

**RECEPTION ROOM:**  
8'3" x 7'11" (2.51m x 2.42m) laminated flooring. Radiator.

**KITCHEN:**  
10'6" x 5'9" (3.20m x 1.74m) white modern fitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the



kitchen wall and base cupboards with black worktops. Built-in oven with electric hob over. Inset white single-bowl, single drainer sink with mixer tap. Contemporary tiled splashbacks. Wall mounted gas boiler. Space for washing machine and fridge/freezer. Wood-effect flooring.

**BEDROOM:**

14' 1" x 14" (4.28m x 4.26m) Large double bedroom, large window

**BATHROOM/WC:**

Quadrant shower closure with mixer/spray tap. Pedestal hand basin. Low-level wc. White tiled splashbacks. Feature radiator with white towel-rail and dark grey floor tiles.

**PARKING:**

The property has an allocated parking space to the front, and 2 guest parking.

**Location:**

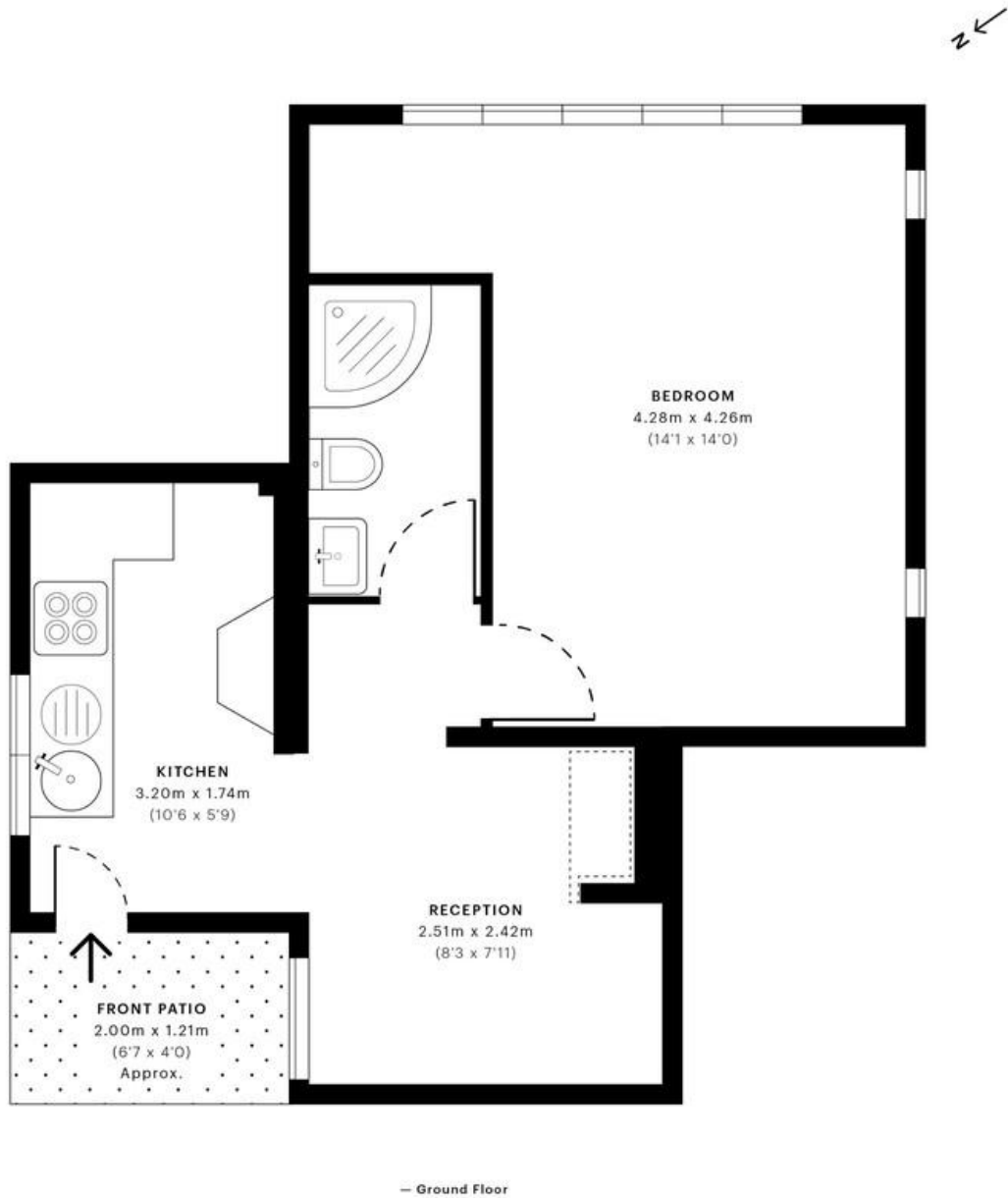
- South Croydon station 7 minutes slow walk.

Trains direct to London Bridge and Victoria as well as some

Thameslink

- Bus stop 4 minutes walk - 130, 64 (nightbus)
- East Croydon 20 minute walk or 5 minute bus trains everywhere
- Lloyd park 7 minute walk
- Tram stop 7 minute walk
- Coombe woods 15 minute walk
- Park hill 6 minutes walk etc etc





## Martin & Co Croydon

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