



Beech Avenue, South Croydon - CR2 0NN

£1,100,000





## 7 Beech Avenue

South Croydon, South Croydon

Built circa 1995 is this five bedroom detached executive family home with four reception rooms and a gym/home office in the rear garden. The property has undergone extensive modernisation and improvement by the current owners and is offered in ready to move in condition.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Five Bedrooms
- Two Bathrooms
- Lounge
- Dining Room
- Family Room
- Gym/Office
- Detached Family Home



This beautiful family home is a must-see and stands as a prime example of elegant living, nestled in one of the most desirable areas bordering Sanderstead and Purley. Situated on Beech Avenue, a highly esteemed wide avenue, the property boasts proximity to local schools, transportation links, and is just a short stroll away from the Golf Course.

Originally acquired by the current owners in 2019, the property has undergone significant updates, including a comprehensive remodeling project. This involved converting the double garage into a versatile downstairs reception room, along with a spacious utility room. The property is offered in ready to move into condition.

The layout of the home is thoughtfully designed to accommodate family life, with generously proportioned bedrooms and spacious reception areas, providing ample space for a growing family. The rear garden has been recently landscaped, featuring a large entertaining patio overlooking the lawn. Additionally, a purpose-built office/gym has been professionally installed, offering a dedicated space for work or exercise.

The tranquil environment further enhances the appeal of this property, situated in one of the most sought-after locations in the area.

#### **Transport**

- Purley Oaks: 550 yards
- Sanderstead: 660 yards
- Riddlesdown: 0.7 miles
- Purley: 0.9 miles

#### **Schools - Infants & Primary:**

- Ridgeway Primary School: 860 yards
- Christ Church CofE Primary School (Purley): 0.7 miles
- Purley Oaks Primary School: 0.7 miles
- Regina Coeli Catholic Primary School: 0.9 miles
- Gresham Primary School: 1 mile
- St Peter's Primary School: 1 mile



# Beech Avenue, South Croydon, CR2

Approximate Area = 2313 sq ft / 214.8 sq m

Outbuilding = 143 sq ft / 13.2 sq m

Total = 2456 sq ft / 228 sq m

For identification only - Not to scale





## Park & Bailey Warlingham

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