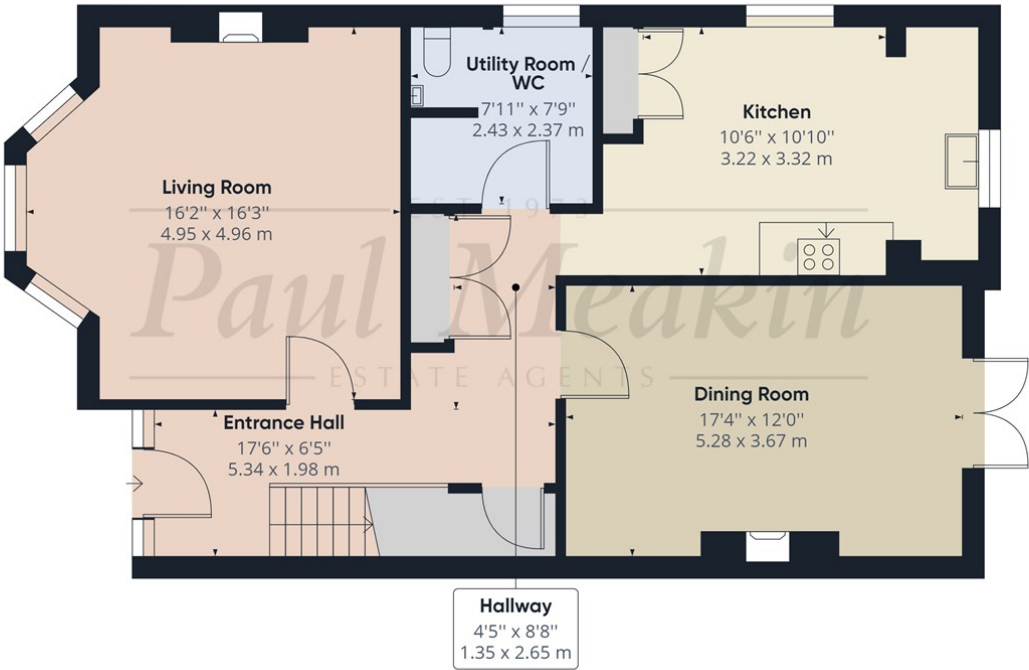




EST 1973
Paul Meakin Guide Price £900,000 Birdhurst Road, South Croydon, CR2 7EB
ESTATE AGENTS



The moment you enter this stunning six-bedroom Victorian semi-detached family home you are welcomed with an impressive entrance hall with high ceilings and feature coving the property offers a wealth of original features which the current owners have modernised and maintained whilst enjoying the versatile accommodation over three floors. The bright and spacious reception room features a beautiful fireplace and large bay windows. The kitchen is a bright and modern space with the Aga taking centre stage, breakfast bar and a great deal of cupboard space. Stood at the butler sink you can see out to the garden and the large skylight above allows natural light to pour into the room. This is a rare opportunity for a buyer to acquire this character property which offers over 2000sq ft. Croydon Council tax band F



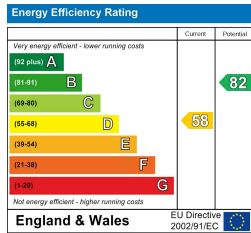
Approximate total area⁽¹⁾
856.15 ft²
79.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor



TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- A Stunning Victorian semi detached home
- Six bedrooms
- Character features
- Over 2000 sq ft over three floors
- Large level landscaped garden
- Scope to extend STPP
- Close to South Croydon Station
- Good selection of local schools
- Another Property Entrusted To Paul Meakin Estate Agents



ENTRANCE HALL
17'6" x 6'6" (5.34 x 1.98)

LIVING ROOM
16'3" x 16'3" (4.95 x 4.96)

DINING ROOM
17'4" x 12'0" (5.28 x 3.67)

HALLWAY
4'5" x 8'8" (1.35 x 2.65)

UTILITY ROOM/ WC
8'0" x 7'9" (2.43 x 2.37)

KITCHEN
10'7" x 10'11" (3.22 x 3.32)

LANDING
5'11" x 10'10" (1.81 x 3.30)

BEDROOM 1
16'1" x 13'0" (4.90 x 3.96)

BEDROOM 2
17'0" x 11'9" (5.18 x 3.58)

BEDROOM 3
11'4" x 10'8" (3.46 x 3.26)

BEDROOM 4 / STUDY
10'2" x 7'1" (3.09 x 2.17)

BATHROOM
8'2" x 7'3" (2.49 x 2.20)

LANDING
15'11" x 5'7" (4.85 x 1.69)

BEDROOM 5
10'10" x 16'11" (3.30 x 5.15)

BEDROOM 6
10'8" x 16'10" (3.25 x 5.13)

SHOWER ROOM
6'2" x 5'3" (1.88 x 1.60)

