



Beech Avenue, SOUTH CROYDON CR2 0NN

Welcome to Beech Avenue, SOUTH CROYDON

A beautifully presented five bedroom detached family home situated in sought after Beech Avenue. The spacious accommodation comprises of large lounge with doors to the dining room at the rear, large kitchen, utility room, study and downstairs wc. On the first floor there are five bedrooms, two en suite shower rooms and family bathroom, externally there is a large patio overlooking the private rear garden and double garage with large driveway to the front of the property. This attractive period property is located in a quiet residential road and is conveniently located for Sanderstead and Purley Oaks train stations which provide fantastic links into London Victoria and London Bridge within 20-25 minutes. There are many other amenities nearby including various bus routes, Coco & Nut Coffee Co and Tesco express which are amongst a number of shops and services on Station Approach near Sanderstead train station, Waitrose is located in Sanderstead Village and if you are looking for a restaurant there are many to choose from in the South end restaurant quarter. The property is surrounded by green areas for those who enjoy going for walks along with a number of great golf courses to choose from as well including Croham Hurst and Purley Downs (only a 5 minute walk away). There are also a number of private and public schools such as Ridgeway, Gresham, Whiftgift, Trinity and Riddlesdown Collegiate.

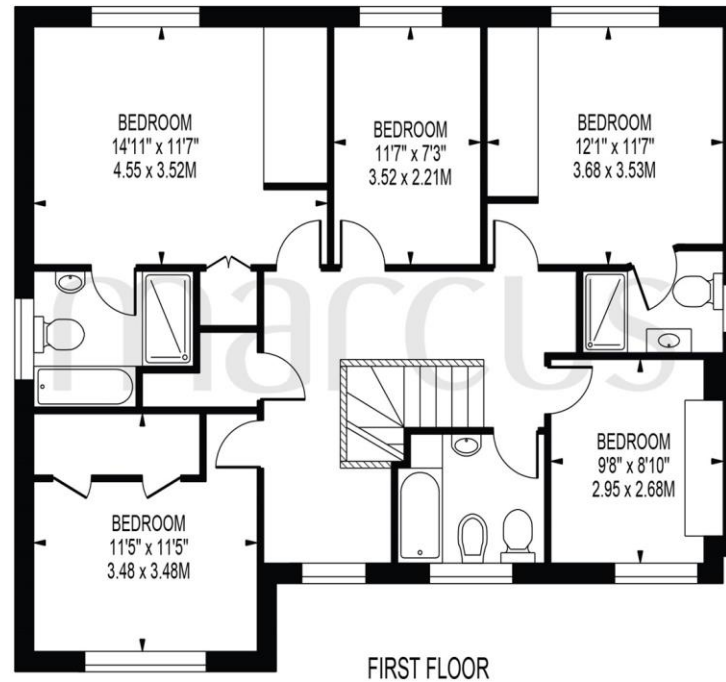
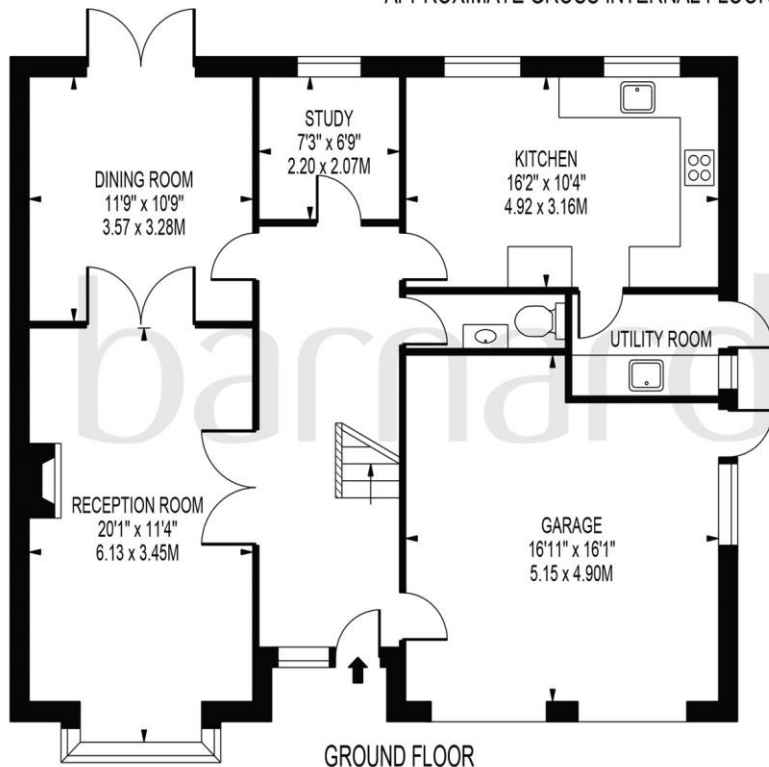


BEECH AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1765 SQ FT - 164.02 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 251 SQ FT - 23.31 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Beech Avenue, SOUTH CROYDON

- Five bedroom detached house
- Three reception rooms
- Large separate kitchen
- Three bathrooms
- Double garage and driveway
- Nearby to Purley Oaks and Sanderstead train stations
- Purley Downs Golf Course Within 5 Minutes Walk Away

Tenure: Freehold EPC Rating: D

£1,200,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SAN105914 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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