



3 Beech Avenue, South Croydon, Surrey, CR2 0NN

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Beech Avenue
South Croydon
Surrey CR2 0NN

Offers Over £950,000

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Offered to the market with no onward chain and priced to sell, this attractive and well-presented detached family home provides generous and flexible accommodation, complemented by front and rear gardens and a double garage with off-street parking to the rear. EPC Rating C. Council Tax Band G.

The property is approached via a welcoming entrance hall which leads to a bright and spacious 23ft reception room, ideal for both everyday family living and entertaining. To the rear of the house is a charming drawing room and a well-proportioned kitchen/breakfast room overlooking the garden. Additional ground floor accommodation includes a study, utility room and convenient cloakroom offering practical living space suited to modern family life.

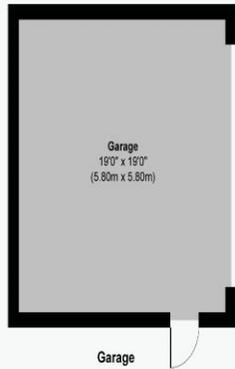
Upstairs, the property offers four well-sized bedrooms, including a particularly generous principal bedroom with an adjoining dressing room and four piece en suite. The remaining bedrooms are served by a family bathroom, providing comfortable accommodation for families and guests alike.

Externally, the property enjoys attractive gardens to both the front and rear with a pleasant patio area ideal for outdoor dining and relaxation. The double garage and parking are located to the rear of the property, accessed via Stockhams Close, offering both convenience and privacy.

With approximately 1,983 sq ft of internal space, excellent room proportions and the added benefit of no onward chain, this appealing home represents an excellent opportunity for buyers seeking a spacious detached property in a desirable residential location.

Beech Avenue is off Purley Downs Road. It is close to Purley Downs Golf Course and within reach of Wettren Gardens and Purley Beeches, a choice of tennis, cricket and golf courses, churches and either Purley Oaks or Sanderstead stations and the comprehensive range of amenities in Purley together with 359 bus service along Purley Downs Road to the surrounding area. The comprehensive range of amenities in Sanderstead Village and Purley are within reach.





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Approx. Gross Internal Area 1,983 sq. ft / 184.20 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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