



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

**Pollard Machin**  
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7

Beech Avenue  
South Croydon  
Surrey CR2 0NN

£1,100,000

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### Description

A well presented and spacious detached family home boasting 2334 square feet internally, offering three reception rooms and five bedrooms. Conveniently located within Purley/Sanderstead borders within easy reach of a good mix of schools and public transport links. EPC Rating D. Council Tax G.

### Accommodation

The property comprises; Porch, entrance hall with downstairs cloakroom, living room with rear access, front sitting room, study, spacious and modern open plan kitchen dining room with separate utility room. Upstairs has five double bedrooms with fitted wardrobes, four piece family bathroom and en suite to master. The rear garden features a large raised patio area ideal for entertaining with stairs down to the lawn area with shrub and plant borders, there is also a garden room ideal for an office or gym. The front provides ample parking for several vehicles on the driveway with a side lawn area.

### Location

Beech Avenue is off Purley Downs Road. It is close to Purley Downs Golf Course and within reach of Wettern 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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**Gross Internal Area 2334sq ft / 216.9sq 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 shown.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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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