

FOLKLANDS



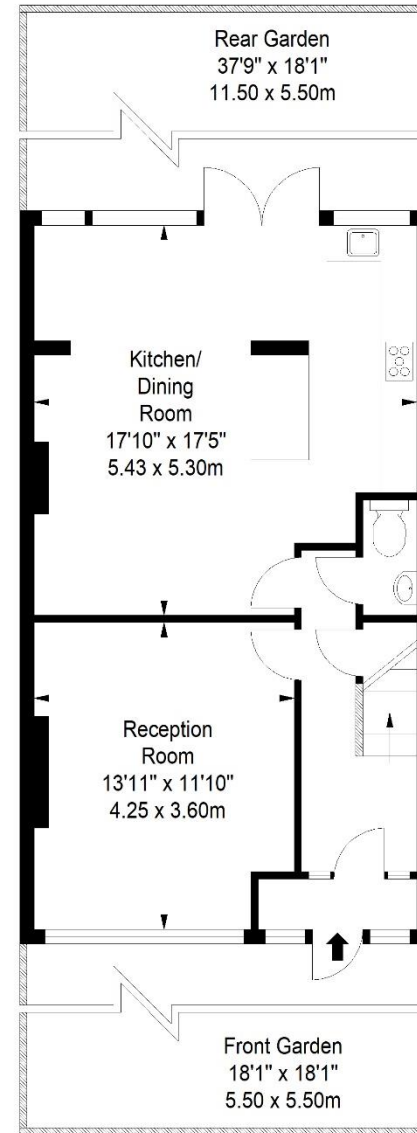
BRAEMAR AVENUE, SOUTH CROYDON
MONTHLY RENTAL OF £2,100



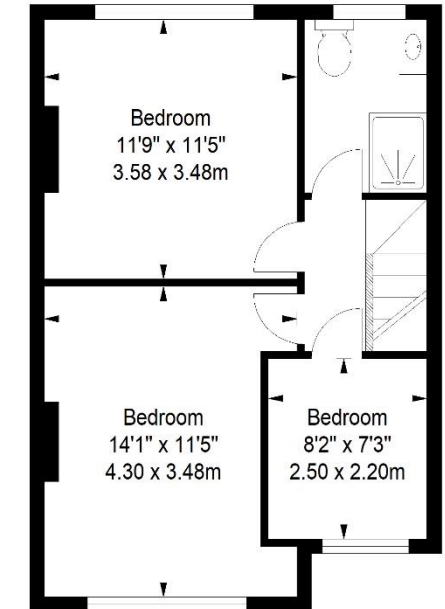








Ground Floor



First Floor

Braemar Avenue

Approximate Gross Internal Area
997 sq ft / 92.64 sq m



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ FURNISHED (OR SCOPE TO BE UNFURNISHED)
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ WESTERLY FACING REAR GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.1 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ FIRST FLOOR BATHROOM & DOWNSTAIRS WC
- ❖ LARGE KITCHEN/ DINING ROOM
- ❖ EPC EER D

**** Available Immediately ** Furnished or Unfurnished **** A three-bedroom period terrace house situated within this popular residential road, conveniently located moments from Purley Oaks train station & 0.3 miles from Sanderstead train station, which collectively offer frequent services to London Bridge and London Victoria.

This stylish home is well presented throughout, it features a Westerly facing rear garden, there is a downstairs WC, and ample living space. Additionally, the house is fully double glazed and has gas central heating.

The accommodation comprises three bedrooms, a first-floor shower room suite, ample loft space, a separate living room, a porch entrance with wide entrance hallway and a substantial kitchen/ dining room with contemporary units, a breakfast bar and patio doors leading onto the rear garden.

The rear garden is mostly laid to lawn, it enjoys a Westerly aspect and has two seating areas. Furthermore, this property sits moments from the open green spaces of South Croydon recreational grounds, is a short walk to the local Gym and is within an easy reach of a wide range of local conveniences.

