

A three-story red brick building with a prominent glass extension. The building features several windows, some with white frames and others with dark frames. A brick wall runs along the front of the property, and there are trees and bushes in the foreground and background. The sky is blue with some clouds.

FOLKLANDS

TIMBERLING GARDENS, SOUTH CROYDON

MONTHLY RENTAL OF £1,400







# Timblerling Gardens, South Croydon

Approximate Gross Internal Area = 40.1 sq m / 432 sq ft

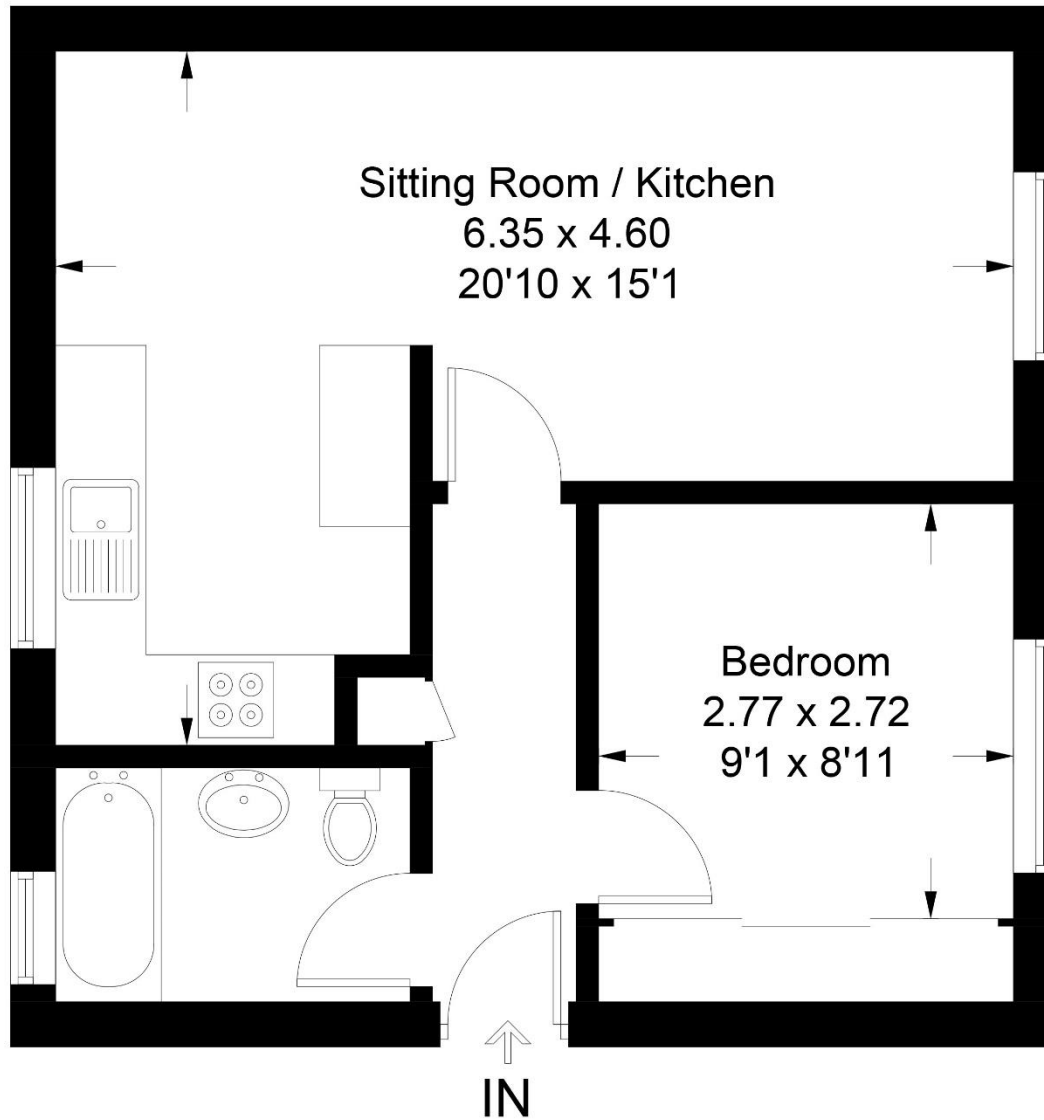
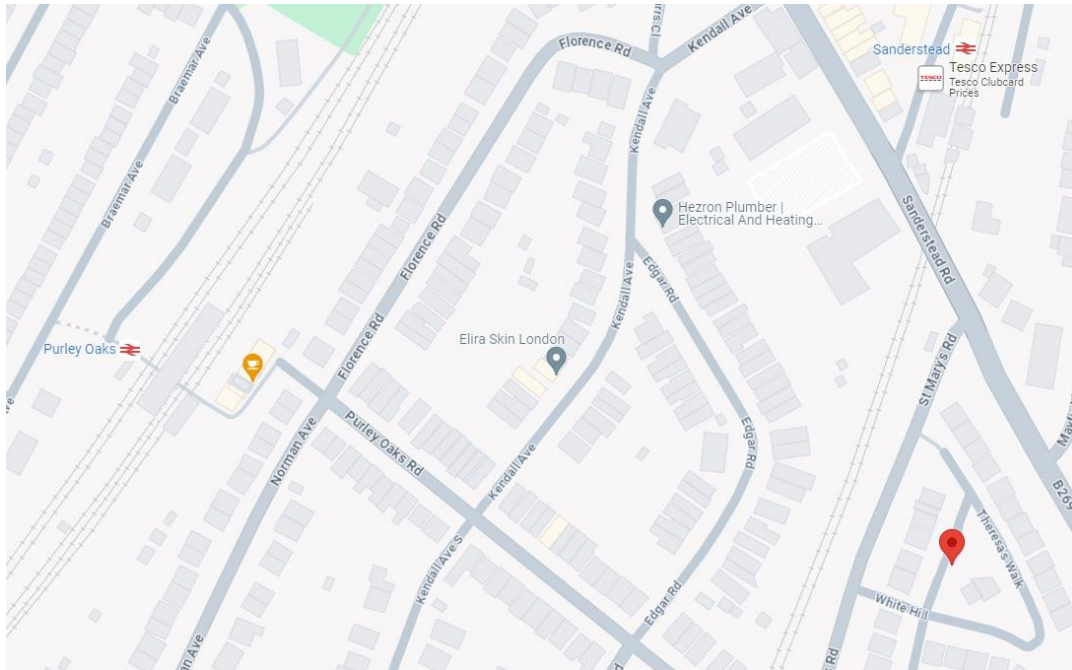


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100955)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ ONE DOUBLE BEDROOM APARTMENT
- ❖ RAISED GROUND FLOOR
- ❖ ALLOCATED PARKING BAY
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.2 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ QUIET CUL-DE-SAC
- ❖ NEWLY RENOVATED
- ❖ EPC EER D



**\*\* Available Immediately \*\* Unfurnished \*\*** A stylish one double bedroom raised ground floor apartment, situated within this quiet cul-de-sac, conveniently located only 0.2 miles from both Purley Oaks & Sanderstead train stations, which collectively offer direct services to London Bridge (26 minutes) and London Victoria (23 Minutes).

This bright & spacious property enjoys excellent décor, there is new hard flooring throughout, and it features a brand-new kitchen with a full complement of appliances. Additionally, the property is fully double glazed and there is an allocated parking bay.

The accommodation comprises one double bedroom with a full range of fitted wardrobes, a modern three-piece bathroom suite with shower over bath, a contemporary fitted kitchen, and a spacious lounge/ dining room.

Furthermore, this property sits moments away from an array of convenience stores and several local cafes/coffee shops. It is also nearby the open green spaces of South Croydon Recreation Ground and the pretty Wettern Tree Gardens.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		