

FOLKLANDS



GREEN ACRES, PARK HILL  
MONTHLY RENTAL OF £1,750











# Green Acres, Croydon

Approximate Gross Internal Area = 82.1 sq m / 884 sq ft

Outbuilding = 0.6 sq m / 6 sq ft

Total = 82.7 sq m / 890 sq ft

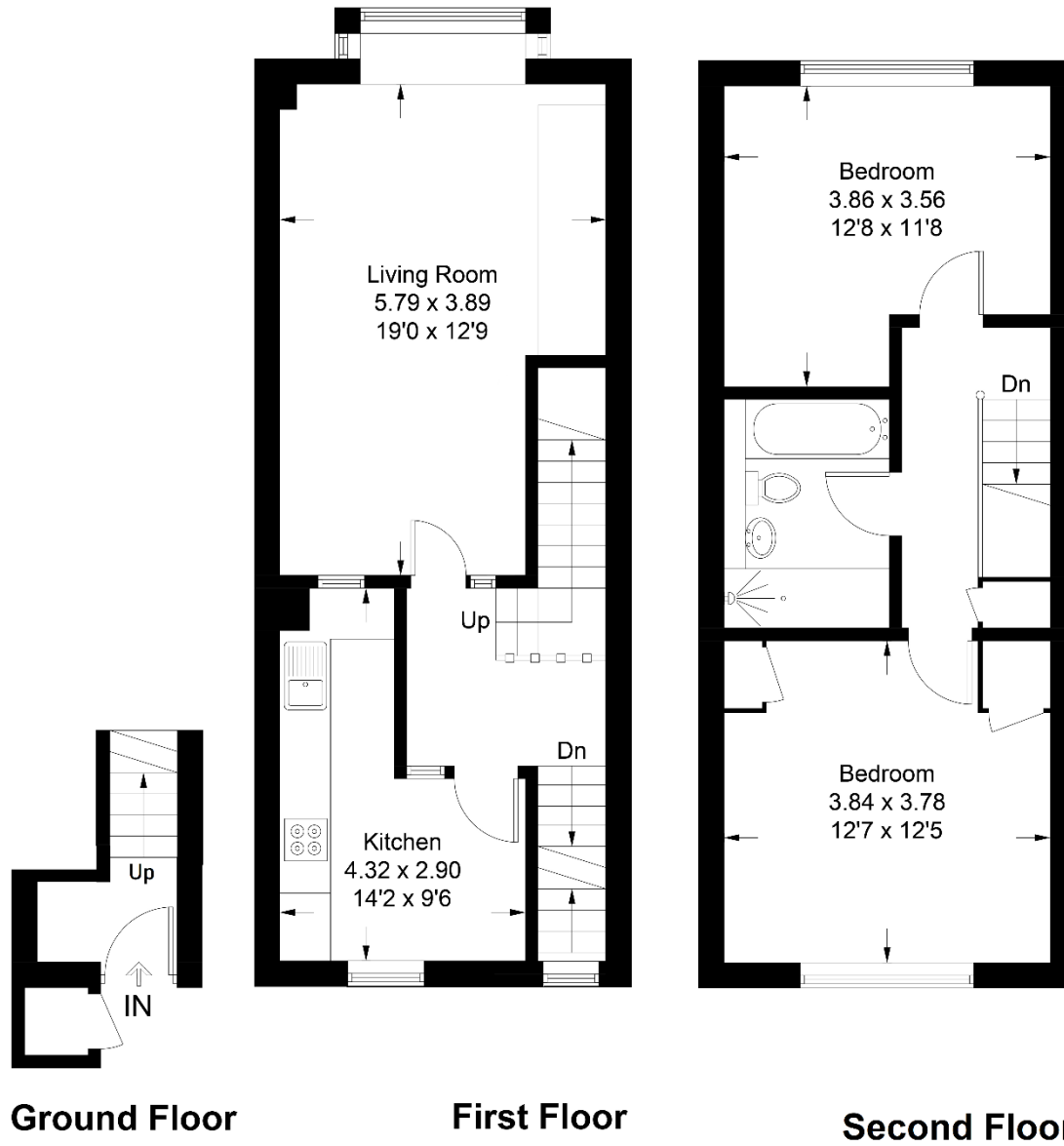


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1105810)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

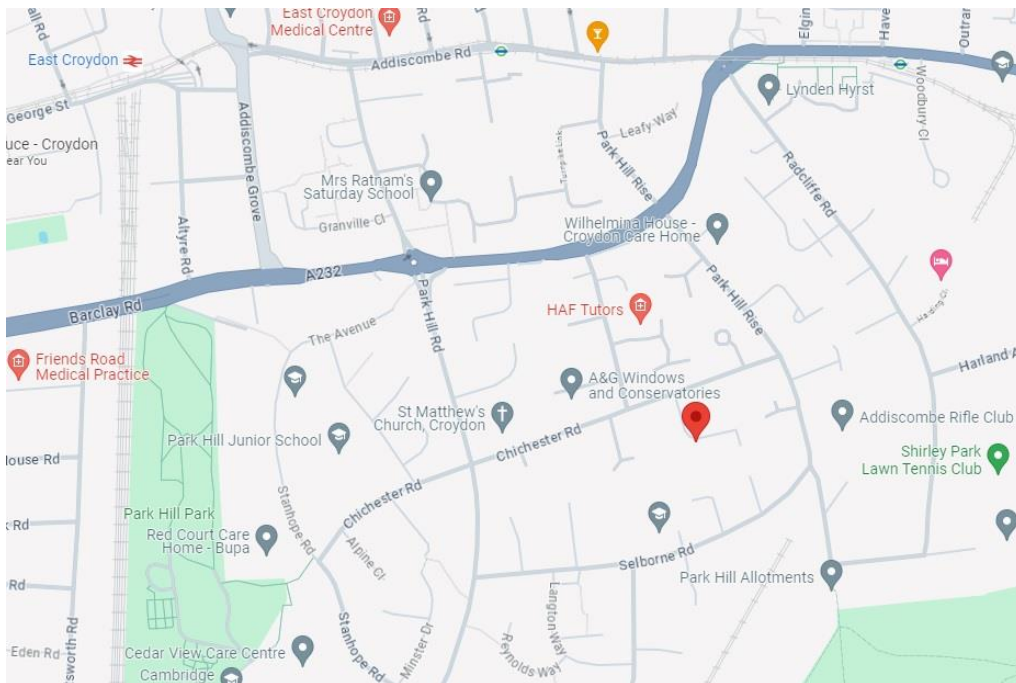
- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ SPLIT LEVEL MAISONETTE
- ❖ BEAUTIFULLY REFURBISHED THROUGHOUT
- ❖ TWO DOUBLE BEDROOMS
- ❖ STYLISH FOUR PIECE BATHROOM SUITE
- ❖ CONTEMPORARY KITCHEN/ BREAKFAST ROOM
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ EPC EER D

**\*\* Available Immediately \*\* Unfurnished \*\*** A newly renovated two double bedroom split-level maisonette, situated within this quiet cul-de-sac in the desirable Park Hill area, conveniently located only 0.6 miles from East Croydon train station.

This beautifully finished home has just undergone a full refurbishment; it boasts a private entrance, it has a wonderful four-piece bathroom suite with a separate bath & walk-in shower cubicle, and the kitchen has ample space for a breakfast table. The property is fully double glazed, the loft space has been well insulated, and new state of the art heaters have been installed throughout.

The accommodation comprises two double bedrooms (One with fitted wardrobes), a stunning four-piece bathroom suite, a 14'2 x 9'6 kitchen/ breakfast room with appliances included, a spacious entrance with ample shoe & coat storage and a 19' lounge/ dining room with a feature bay window.

Furthermore, this property sits within close proximity of the highly regarded Park Hill Infant & Junior Schools, benefits from being a short distance from the local convenience store and only a few minutes away from the open green spaces of both Park Hill Park and Lloyd Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		