

# FOLKLANDS



WELLS CLOSE, SOUTH CROYDON

MONTHLY RENTAL OF £2,500























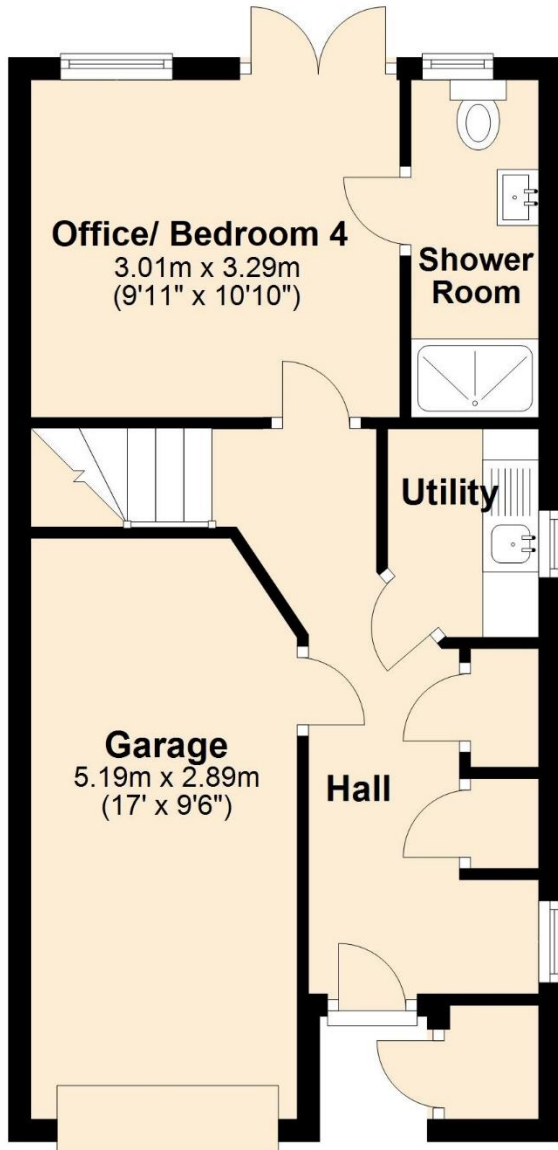






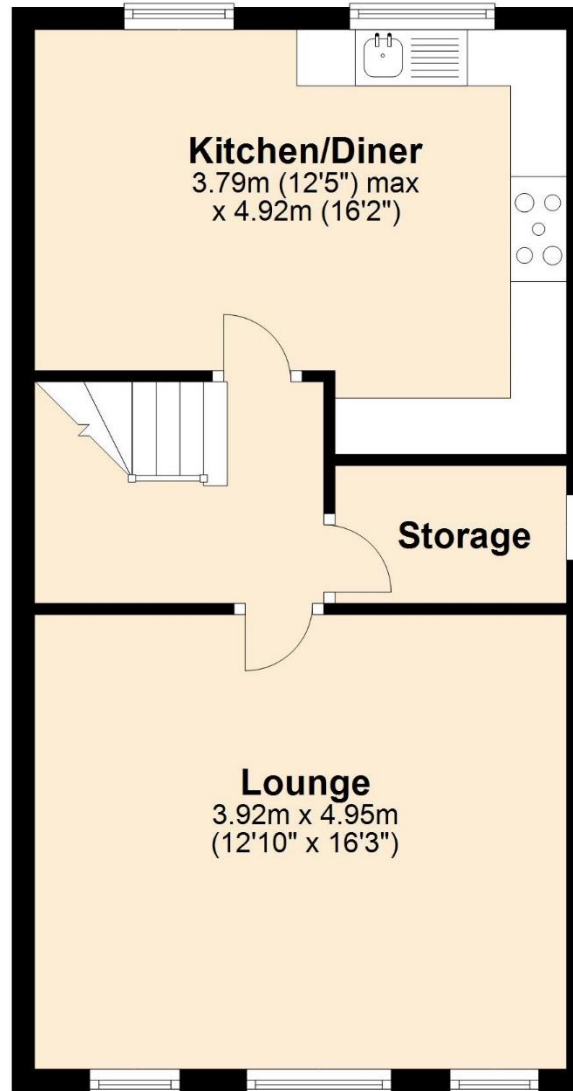
## Ground Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



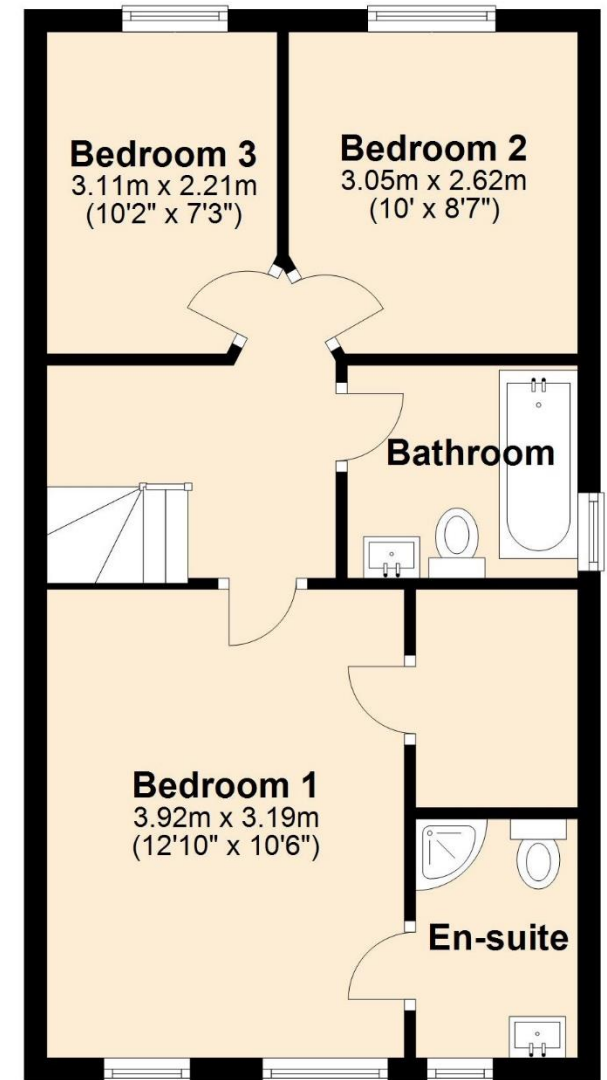
## First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



## Second Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 127.7 sq. metres (1374.9 sq. feet)

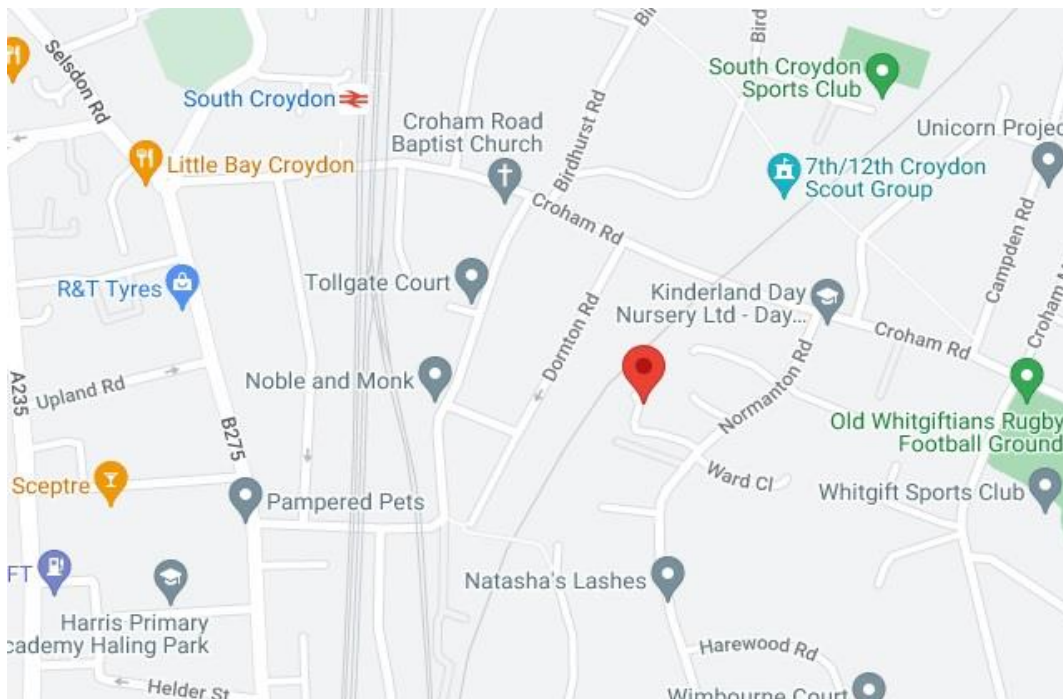
These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ AVAILABLE 29<sup>TH</sup> OF JULY 2025
- ❖ UNFURNISHED
- ❖ THREE/ FOUR BEDROOM MODERN TOWNHOUSE
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ PRIVATE WESTERLY FACING REAR GARDEN
- ❖ EXCELLENT STORAGE THROUGHOUT
- ❖ GARAGE & PARKING
- ❖ THREE BATHROOMS + UTILITY ROOM
- ❖ EPC EER C



**\*\* Available 29<sup>th</sup> of July 2025 \*\* Unfurnished \*\*** A beautifully presented three/ four bedroom end-of-terrace townhouse, situated within this quiet residential cul-de-sac, conveniently located only 0.2 miles from South Croydon train station and nearby the 64 & 433 bus routes.

This spacious home enjoys a good specification throughout, it boasts an integral garage & parking space, and has side access to the rear garden. Along with a wide entrance hall, this home offers excellent storage on all floors of the property.

The accommodation comprises a main bedroom with an en-suite shower room & walk-in wardrobe, two further bedrooms, a stylish three-piece family bathroom with shower over-bath, a large full-width living room, a well-appointed kitchen/ dining room with a large kitchen area, a sizeable store cupboard, further hallway storage cupboards, a separate utility room, and an office/ bedroom four with an en-suite shower room. Externally, the property provides a low-maintenance rear garden with a stone patio and synthetic lawn (Shed included).

Furthermore, this property sits within easy reach of the open green spaces of Lloyd Park and is a short distance to a wide range of shops, cafes & restaurants in South Croydon. With an excellent choice of local schools & nurseries, we feel that this property will make a perfect family home. Viewers should also check-out the nearby secluded Normanton Meadows (Steps away) which gives local residents a fantastic greenspace to enjoy, which is perfect for a picnic.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		