

FOLKLANDS



SANDERSTEAD ROAD, SOUTH CROYDON
MONTHLY RENTAL OF £1,675







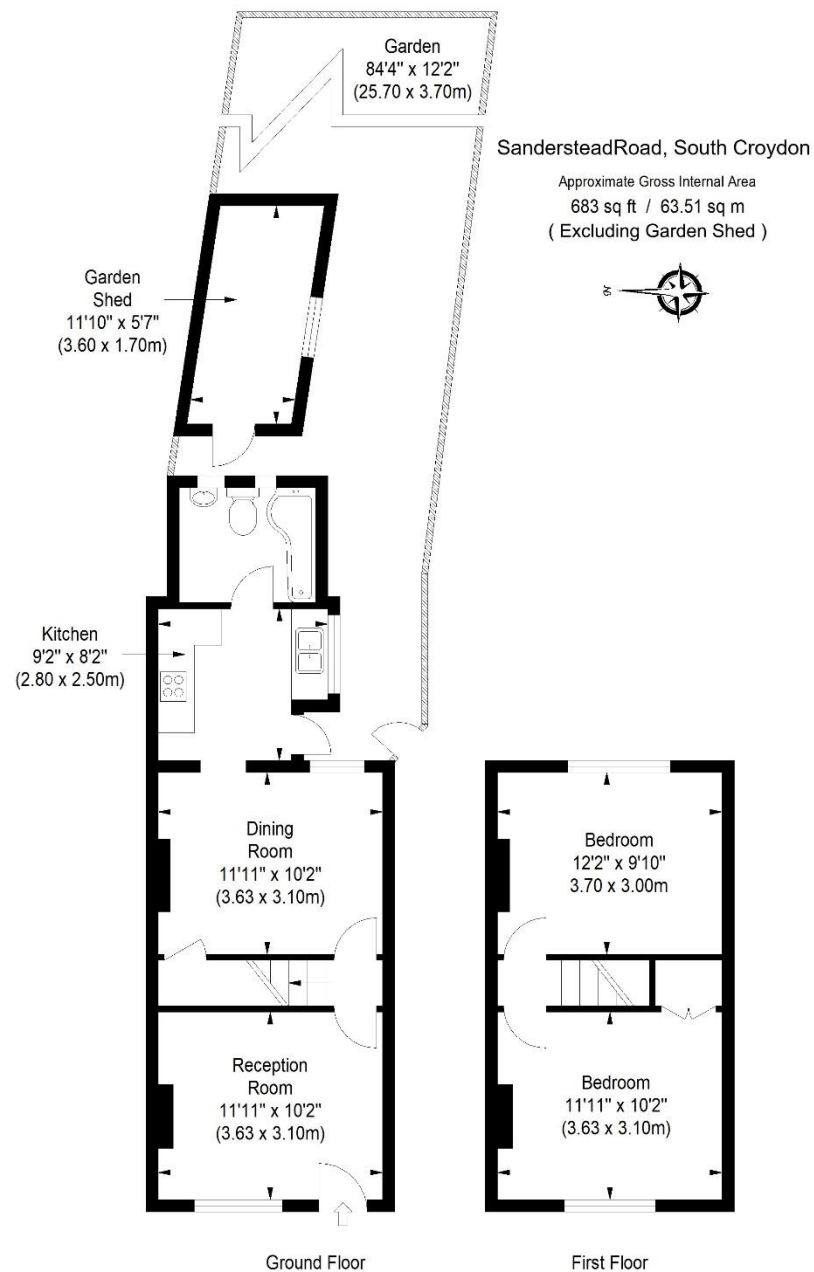


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ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 21ST OF NOVEMBER 2025
- ❖ UNFURNISHED
- ❖ TWO DOUBLE BEDROOMS
- ❖ END OF TERRACE HOUSE
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ LARGE PRIVATE GARDEN
- ❖ TWO RECEPTION ROOMS

⚡️ ENERGY



**** Available 21st of November 2025 ** Unfurnished **** A well-presented two double bedroom end-of-terrace house, situated within this highly regarded part of South Croydon, conveniently located only 0.3 miles from Sanderstead train station and 0.4 miles from Purley Oaks train station, which collectively offer direct services to London Bridge and London Victoria.

This bright & airy home enjoys excellent decor throughout; it is fully double glazed and has gas central heating. Externally, there is side access and a large garden which includes a sizeable shed.

The accommodation comprises two equal sized double bedrooms (One with a full-height wardrobe cupboard), two full-width reception rooms, an understairs storage cupboard, a contemporary fitted kitchen and a stylish bathroom suite with thermostatic shower over-bath.

Furthermore, this property sits moments away from an abundance of local shops, cafes & restaurants; and is a hop over the road to the local recreation ground. We feel that this property would make an ideal home for a professional couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		