



Ridge Langley, South Croydon, Surrey, CR2 0AQ

**Pollard Machin**

estate agents since 1885



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Monthly Rental Of £2,100

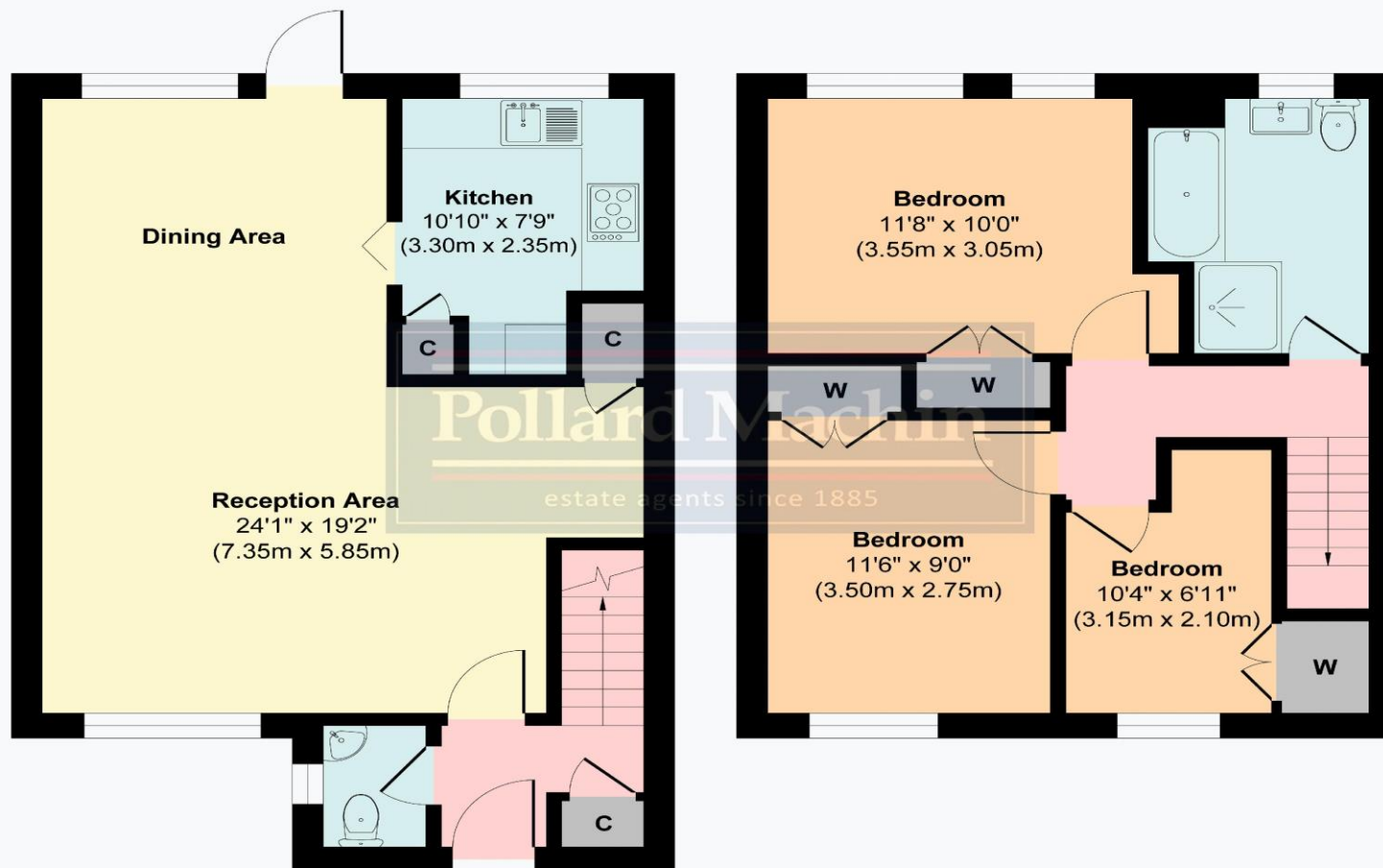
A well-presented three-bedroom house available to rent. Nestled in the popular and quiet Ridge Langley development, conveniently located for bus services to surrounding areas and easy access to a choice of good schools, golf courses and local doctor's surgery. Entrance hall with downstairs cloakroom through to large reception room/dining area, fully fitted kitchen with integral appliances.

Upstairs comprises of two double bedrooms, further single bedroom and modern family bathroom. Externally the rear garden which is enclosed features a patio area ideal for entertaining in addition to a raised lawn area.

This property forms part of the sought after Ridge Langley development which is located off Langley Oaks Avenue. Selsdon shops are within reach and offers a comprehensive range of amenities, including Sainsbury's and the public library. The area provides a broad choice of schools, golf courses, churches and bus services.

EPC Rating - C. Croydon Council Tax Band – E. Deposit - £2535.





**Ground Floor**

**First Floor**

**Ridge Langley, South Croydon, CR2**

**Approx. Gross Internal Area 979 sq. ft / 90.98 sq. meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





**Viewings Strictly by Appointment Only**

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