



FOLKLANDS

BRAEMAR AVENUE, THORNTON HEATH
MONTHLY RENTAL OF £2,500









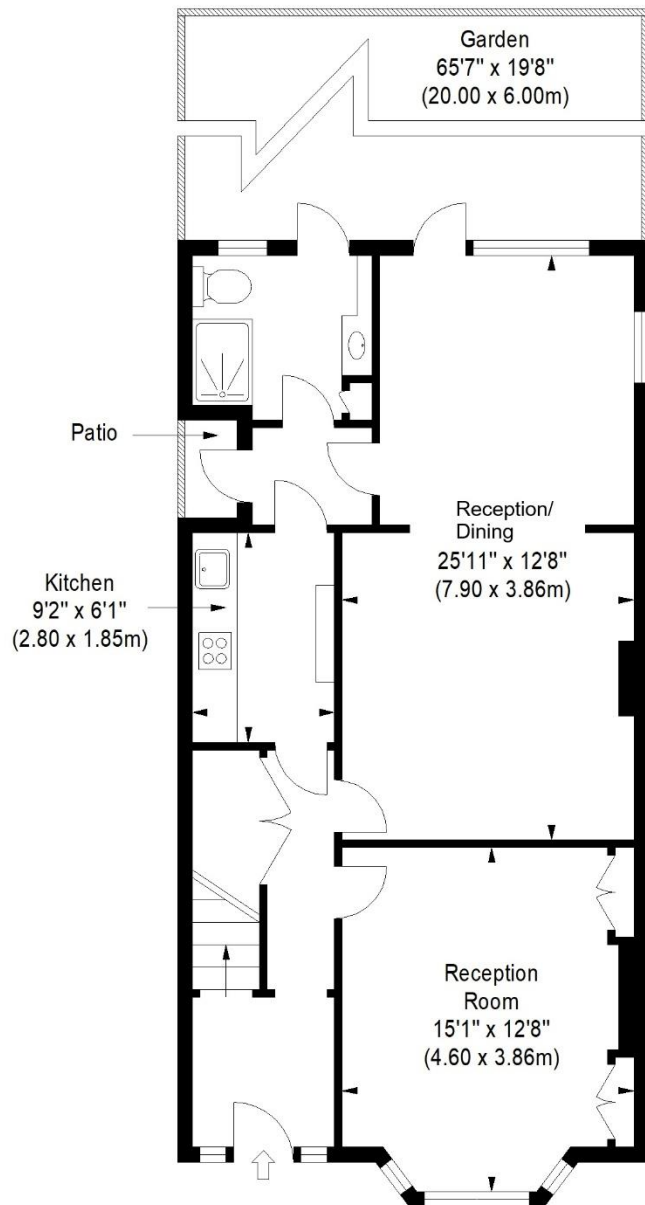




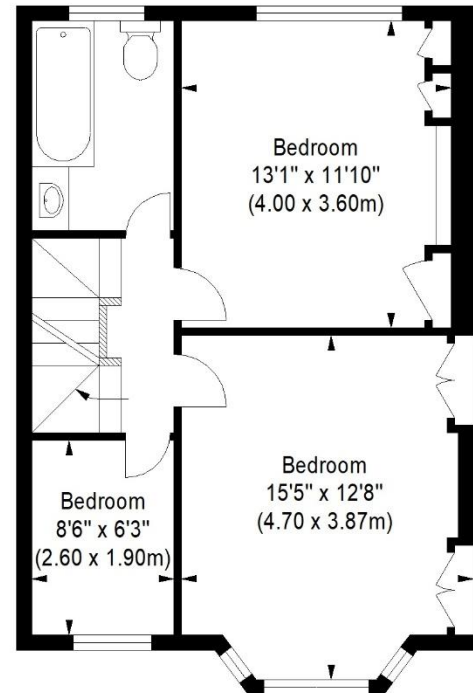


Braemar Avenue

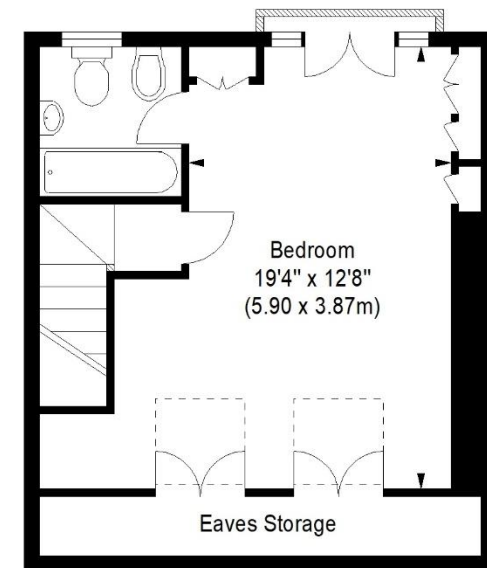
Approximate Gross Internal Area
1707 sq ft / 158.55 sq m
(Including Eaves Storage)



Ground Floor



First Floor



Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED - 1707 SQFT
- ❖ FOUR BEDROOM TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE SOUTH/EAST FACING GARDEN
- ❖ 0.7 MILES FROM NORBURY TRAIN STATION
- ❖ 0.6 MILES FROM THORNTON HEATH TRAIN STATION
- ❖ THREE BATHROOMS
- ❖ EXTENDED LIVING SPACE
- ❖ EPC EER C



**** Available Immediately ** Unfurnished **** A superbly presented four-bedroom period terrace house, situated within this quiet residential road, conveniently located 0.7 miles from Norbury train station, 0.6 miles from Thornton Heath train station and moments from the 50-bus route.

This bright & spacious home enjoys ample living space; it has a large south/east facing rear garden and boasts an abundance of fitted storage throughout the property. With the exception of the charming front-door, the house is fully double glazed, it has gas central heating and having been extended to both the rear & into the loft it offers 1707 sqft of floor space.

The accommodation comprises a master bedroom with stylish en-suite bathroom & Juliette balcony, two further double bedrooms with fitted wardrobes, bedroom 4/study, a four-piece family bathroom, a bay-fronted living room, a separate fitted kitchen with appliances provided, a dining room with integrated dressers, an extended living room with patio-doors, and a modern downstairs shower room. Externally, the garden features an array of mature shrubs & plants, there is a sizeable patio and lawned area.

The rear of the house is also afforded excellent privacy with views over the local recreational ground. Furthermore, this property sits a short walk away from the plethora of shops, cafes & restaurants on London Road, and is within the catchment of several well-regarded primary and secondary schools. We feel that this property will make an excellent family home.

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