

FOLKLANDS



RAWLINS CLOSE, SELSDON
MONTHLY RENTAL OF £2,850







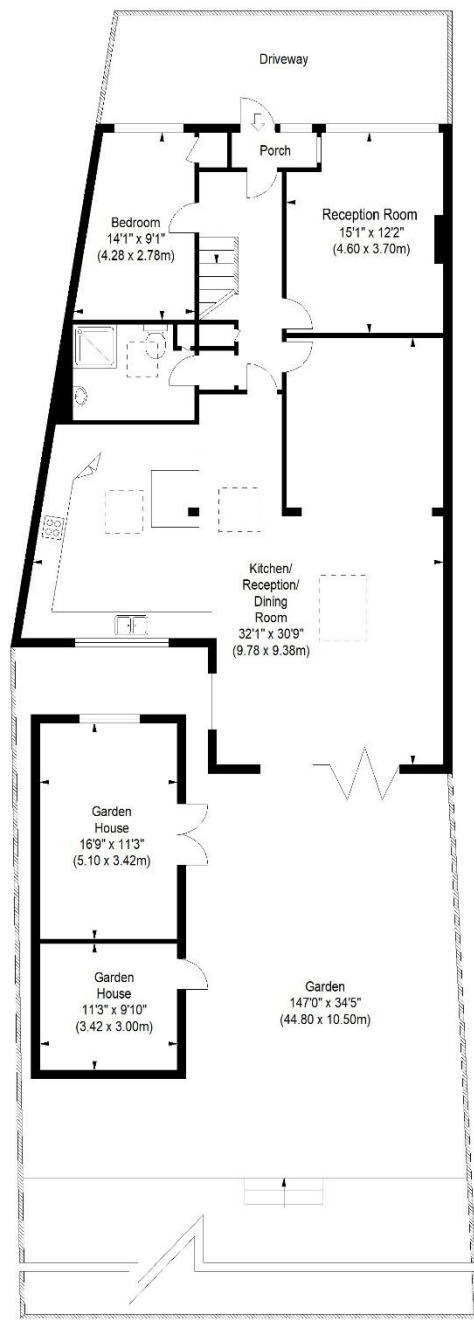






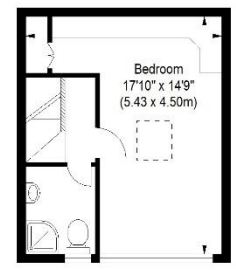




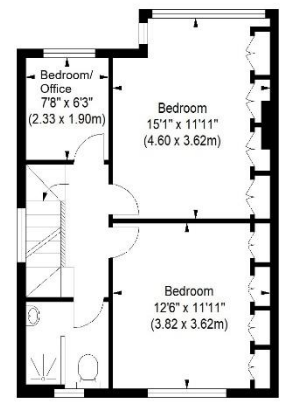


Ground Floor

Rawlins Close
Approximate Gross Internal Area
2306 sq ft / 214.2 sq m
(Including Garden House)



Second Floor



First 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

- ❖ SUPERBLY PRESENTED SEMI-DETACHED HOUSE
- ❖ FOUR DOUBLE BEDROOMS + STUDY
- ❖ THREE BATHROOMS
- ❖ OFF-ROAD PARKING FOR TWO CARS
- ❖ LARGE SOUTH/EAST FACING REAR GARDEN
- ❖ EXTENDED TO THE REAR & GARDEN BUILDING
- ❖ QUIET CUL-DE-SAC SETTING
- ❖ MOMENTS FROM GRAVEL HILL TRAM STOP
- ❖ HIGHLY DESIRABLE GREEN & LEAFY AREA
- ❖ EPC EER C

**** Available 17th of May 2026 ** Unfurnished **** A superbly presented four double bedroom semi-detached house, situated within this quiet cul-de-sac, conveniently located only moments away from Gravel Hill Tram stop and nearby several local bus routes.

With circa 2300 SQFT of floorspace, this bright & spacious home has been extended both into the loft, to the side and full width across the back of the house, providing a flexible array of accommodation to suit many needs. With an excellent finish throughout, this stylish home boasts off-road parking for two cars, has a large garden house (Split into two compartments) and features a large South/East facing rear garden.

The accommodation comprises two principal double bedrooms (Each with a full range of fitted wardrobes), a 17' loft bedroom with separate shower-room, a further double bedroom to the ground floor, a family bathroom to the first floor with large walk-in shower cubicle, a further single bedroom/office, a separate living room, a downstairs shower room & WC, an open-plan dining room and a beautifully appointed kitchen/family room with contemporary fitted kitchen, multiple points of light & bi-folding doors leading out onto the rear garden. The garden offers two large patios (Ideal for entertainment) and a large lawn surrounded by mature trees for added privacy.

Furthermore, this property sits moments away from an array of local shops & conveniences, there is an excellent choice of local schools & colleges, and being such a leafy area there are several parks, woodlands & golf courses nearby. We feel that this property would make a wonderful family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		