

# FOLKLANDS



CROMWELL ROAD, WEST CROYDON

MONTHLY RENTAL OF £2,150









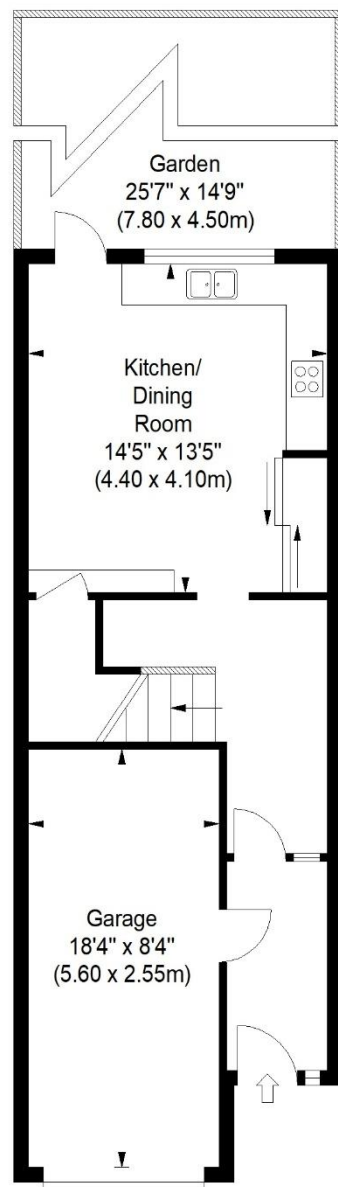




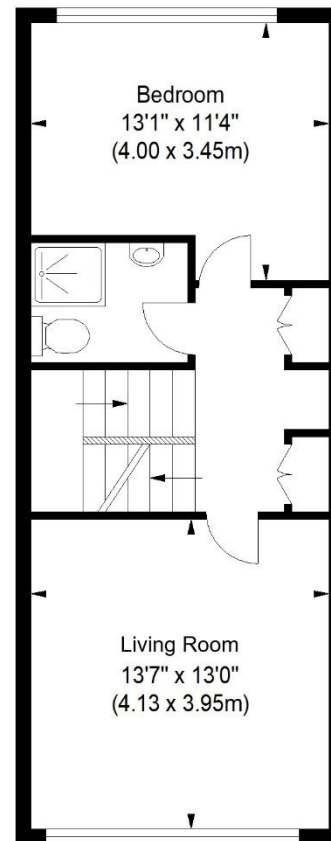
Cromwell Road

Approximate Gross Internal Area

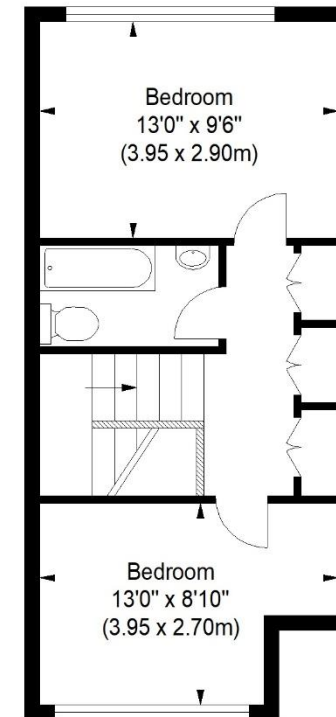
1347 sq ft / 125.12 sq m



Ground Floor



First Floor



Second Floor

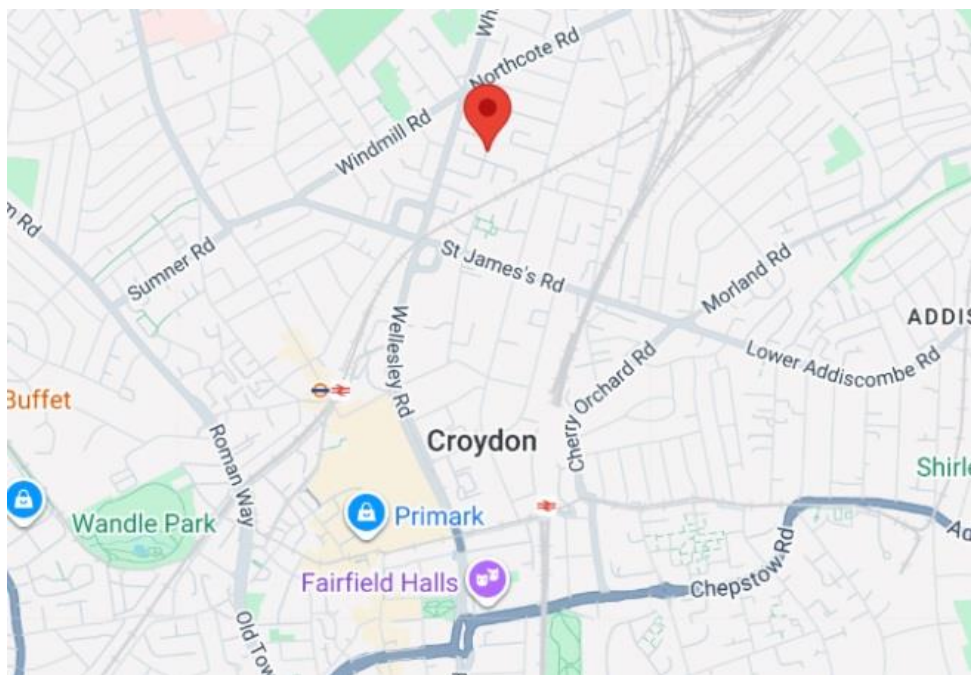
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ THREE DOUBLE BEDROOMS + TWO BATHROOMS
- ❖ MODERN TERRACE HOUSE
- ❖ PRIVATE REAR GARDEN
- ❖ GARAGE & OFF ROAD PARKING
- ❖ NEWLY RENOVATED
- ❖ 0.6 MILES FROM WEST CROYDON TRAIN STATION
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ EPC EER C



**\*\* Available Immediately \*\* Unfurnished \*\*** A newly renovated three double bedroom modern terrace house, situated within this quiet residential area, conveniently located only 0.6 miles from West Croydon train station and 0.7 miles from East Croydon train station.

This spacious home is arranged over three floors and benefits from an integral garage, off-road parking for one car, there is an abundance of fitted storage; and to the rear there is a private 25' rear garden. Additionally, the property is fully double glazed and has gas central heating.

The accommodation comprises three double bedrooms, a three-piece family bathroom suite, a further three-piece shower room, excellent hallway storage on both landings, a large living room, a generous porch & entrance hallway and a 14'5 x 13'5 kitchen/dining room with direct access to the rear garden.

Furthermore, this property sits moments from a wide range of local amenities, and a short walk to the plethora of shops, cafes & restaurants in Croydon town centre. In our opinion this property would make an excellent home for a professional family.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		