

# FOLKLANDS



HEATHHURST ROAD, SOUTH CROYDON  
MONTHLY RENTAL OF £1,600

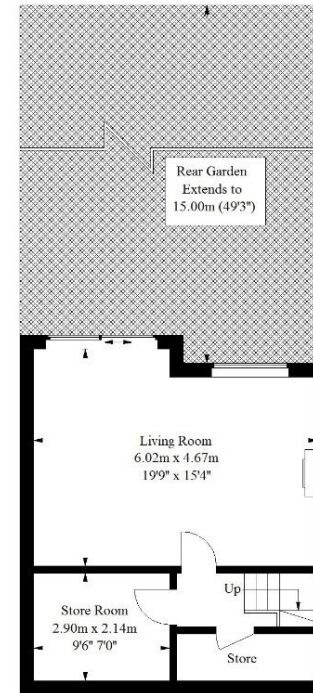




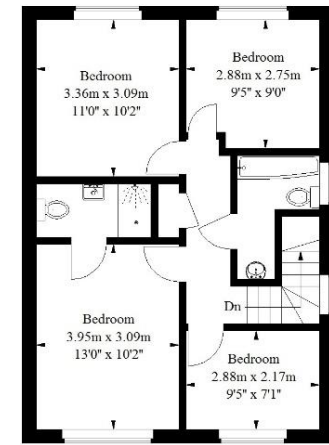


## Heathurst Road, South Croydon

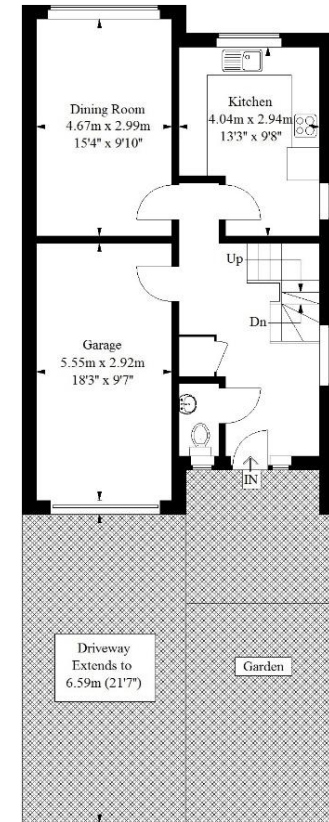
Approximate Gross Internal Area  
152 sq m / 1636 sq ft  
(Including Garage)



**Lower Ground Floor**  
41.5 sq m / 447 sq ft



**First Floor**  
52.9 sq m / 569 sq ft



**Ground Floor**  
57.6 sq m / 620 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2018 (ID 484336)

- ❖ EPC EER D
- ❖ AVAILABLE MARCH 2019
- ❖ UN-FURNISHED
- ❖ FOUR BEDROOM SEMI-DETACHED HOUSE
- ❖ 0.1 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ SUBSTANTIAL LIVING SPACE
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ WEST FACING REAR GARDEN
- ❖ TWO BATHROOMS & DOWNSTAIRS WC

\* Available March 2019 \* A particularly spacious four bedroom semi-detached house, situated on this popular residential road, conveniently located only 0.1 miles from Sanderstead train station and 0.4 miles from Purley Oaks train station.

This bright & airy home benefits from off street parking for one car, a down stairs WC, an integral garage, the unique feature of two internal store rooms, a West facing lawned rear garden, and with over 1600 sqft of floor space we feel this property will make an excellent family home.

The accommodation comprises four bedrooms, a three piece family bathroom, an en-suite shower room to the master bedroom, a separate kitchen, a dining room, and a 19' x 15' living room with sliding doors that lead onto the 49' private rear garden.

Furthermore, this property sits within the school catchment of the highly regarded Ridgeway primary school, within close proximity to a range of local convenience stores and a short walk from the open green spaces of South Croydon recreational grounds.

