

FOLKLANDS



BALLARDS WAY, CROYDON

MONTHLY RENTAL OF £2,500

C62E B012

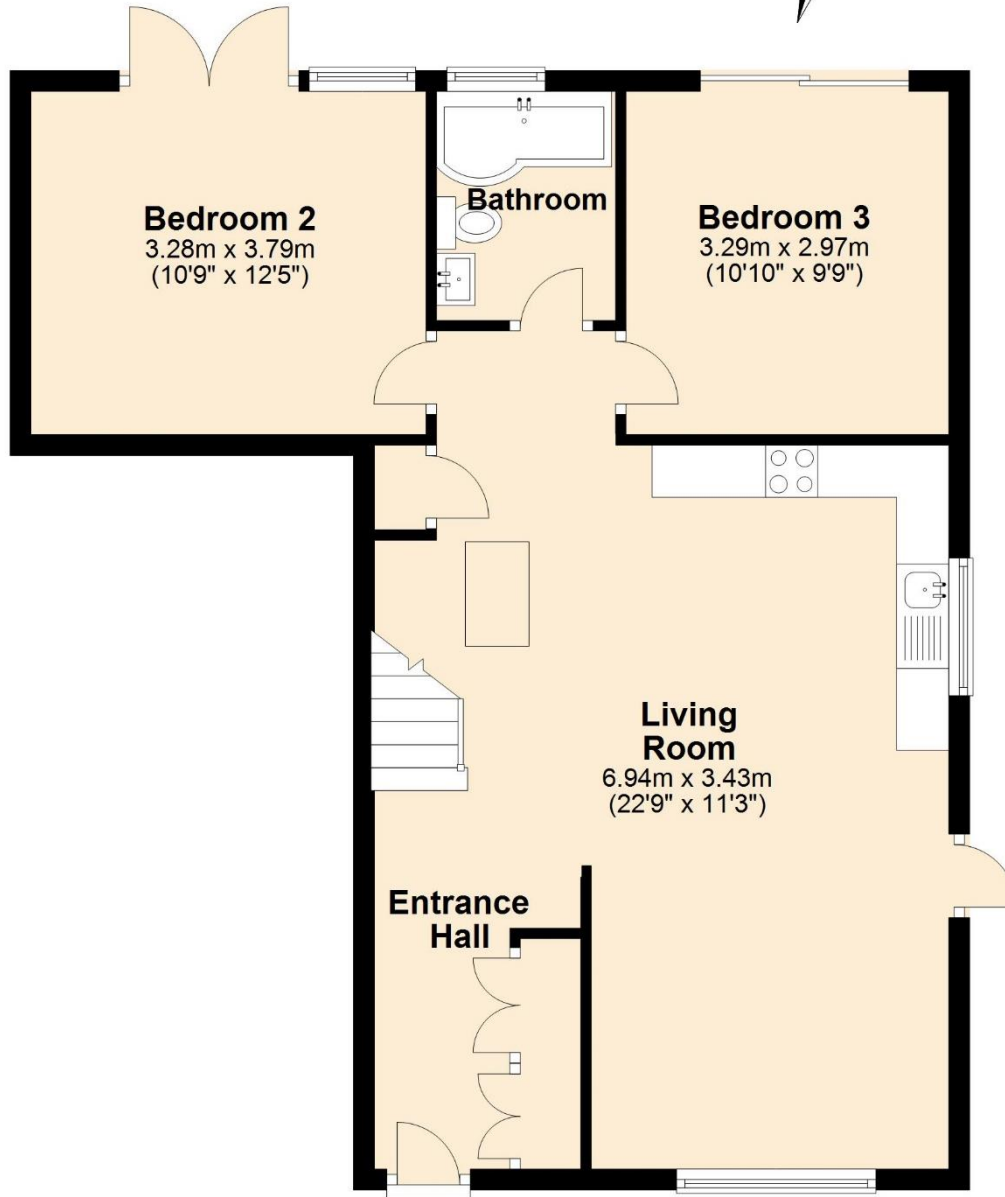






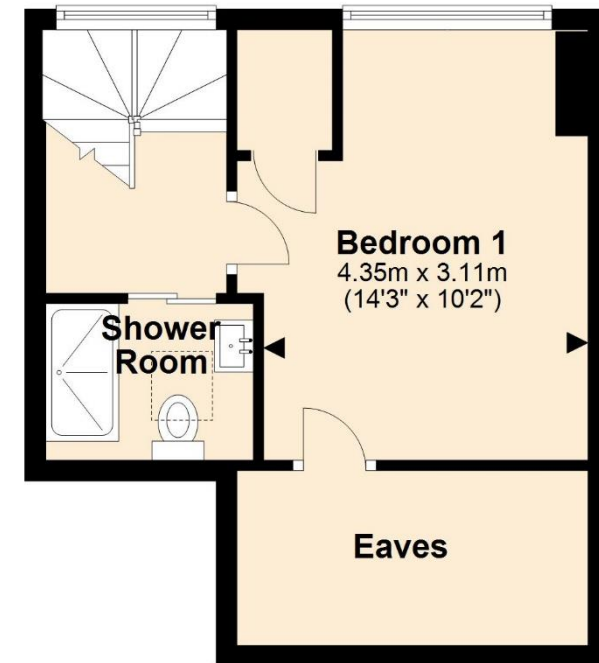
Ground Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



Total area: approx. 94.7 sq. metres (1019.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 4TH OF MAY 2024
- ❖ UNFURNISHED
- ❖ THREE BEDROOMS - TWO BATHROOMS
- ❖ RECENTLY DEVELOPED - SEMI-DETACHED HOUSE
- ❖ OFF ROAD PARKING WITH EV CHARGE POINT
- ❖ LARGE REAR GARDEN
- ❖ HIGHLY ECONOMICAL HEATING SYSTEM
- ❖ ELEVATED POSITION WITH FAR REACHING VIEWS
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ EPC EER D

**** Available Immediately ** Unfurnished ** Parking with EV Charger **** A recently developed three-bedroom semi-detached house, situated within an elevated position, with far reaching views, and conveniently located within walking distance to the Coombe Lane Tram stop & the 130/466 Bus routes.

This bright & spacious home has been developed to a high specification throughout, it boasts an ultra-economical heating system, it has off-road parking with an EV charge point, and there is a private rear garden that opens onto a shared lawn.

The accommodation comprises three double bedrooms, a stylish family bathroom suite, a separate shower room, a wide entrance hall with built in storage, and a large open-plan kitchen/ living room with contemporary units and integrated appliances.

Furthermore, this property sits within a wonderfully green part of the borough with an abundance of open green spaces and woodland nearby to explore. In our opinion this property would make a fantastic family home or the perfect accommodation for professional sharers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		