

FOLKLANDS

BALLARDS FARM ROAD, SOUTH CROYDON
MONTHLY RENTAL OF £2,450















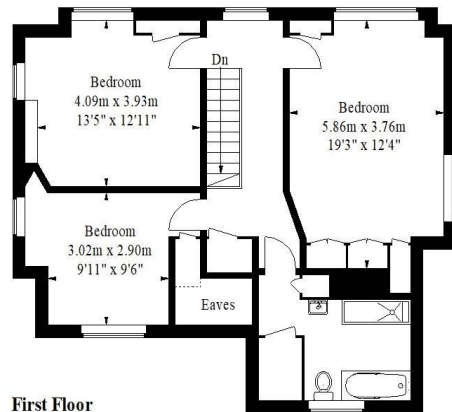
Ballards Farm Road, South Croydon

Approximate Gross Internal Area (Excluding Eaves)

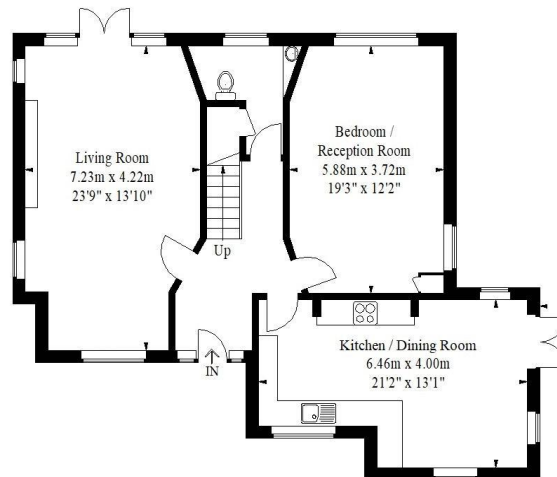
164.3 sq m / 1768 sq ft

Garage = 13.3 sq m / 143 sq ft

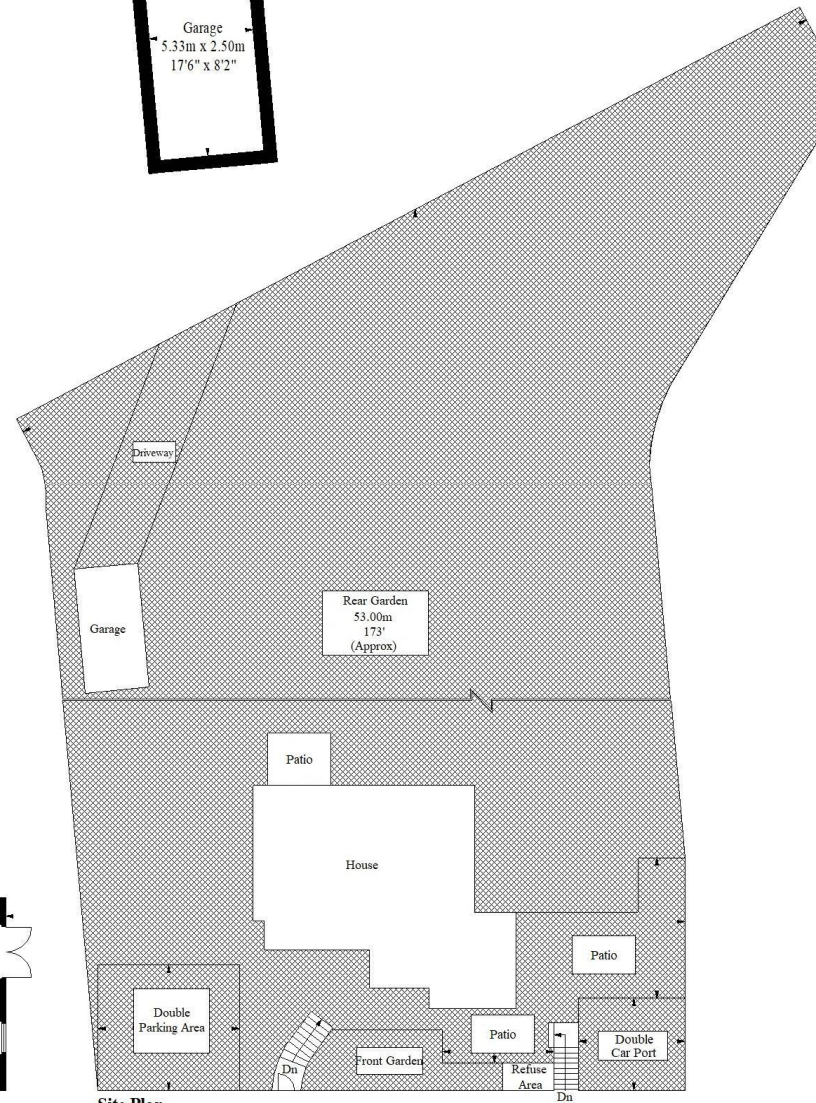
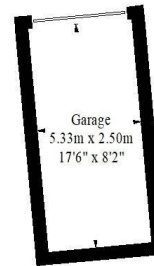
Total = 177.6 sq m / 1911 sq ft



First Floor
(Excluding Eaves)
73.9 sq m / 795 sq ft



Ground Floor
90.4 sq m / 973 sq ft



Site Plan
(Not To Scale)

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID534097)

INFO@FOLKLANDS.COM - 020 8686 0002 - 362 BRIGHTON ROAD, SOUTH CROYDON, CR2 6AL

- ❖ FOUR BEDROOM DETACHED HOUSE
- ❖ AVAILABLE FROM EARLY APRIL 2021
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ OFF ROAD PARKING FOR 5-6 CARS
- ❖ SECLUDED LOCATION WITH ELEVATED VIEWS
- ❖ SET WITHIN A LARGE PLOT
- ❖ LARGE KITCHEN/ DINING ROOM
- ❖ DOWNSTAIRS WC
- ❖ GARAGE
- ❖ EPC EER E



**** available from early April 2021 **** A beautifully presented three/ four bedroom detached house situated within this secluded location, surrounded by mature gardens and woodland, whilst being conveniently located only 100m from the 64 & 433 bus routes which offer a frequent service to east Croydon train station, and approximately 0.4 miles from the local tram stop.

Having been totally renovated in recent years, this bright & airy home benefits from spacious rooms, off road parking to accommodate 5-6 cars, a private garage, a downstairs WC and enjoys a contemporary design throughout. with an elevated position, the property enjoys far reaching views over Croham Hurst golf course and is on the doorstep of a number of Croydon's finest woodland & countryside walks.

The accommodation comprises three double bedrooms across the first floor, a beautifully appointed four-piece bathroom suite with separate shower cubicle, a large living room with patio doors & study area, a stylish kitchen/ dining room with patio doors leading onto the garden terrace, a downstairs cloakroom, and a well-proportioned second reception room/ fourth double bedroom. externally this property boasts a well planted substantial garden, which will continue to be maintained by the landlord's gardeners.

Furthermore, the property sits within close proximity to some of the boroughs best primary & secondary schools, including Royal Russell, old palace preparatory school and the newly opened coombe wood secondary school, but to name a few. in our opinion this property would make a wonderful family home and must be viewed to be fully appreciated.

