



# FOLKLANDS

CHELSHAM ROAD, SOUTH CROYDON  
MONTHLY RENTAL OF £1,150

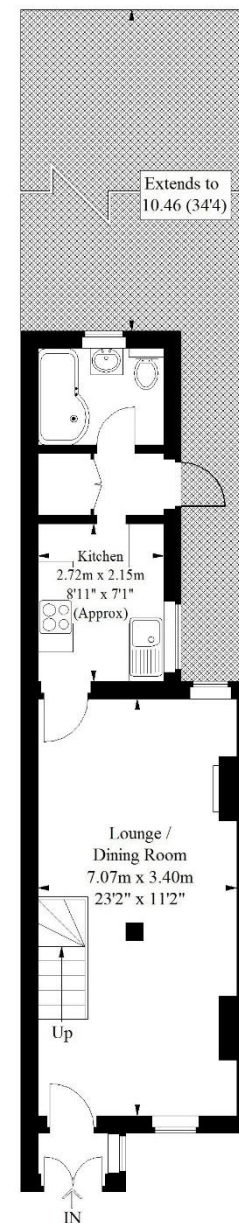








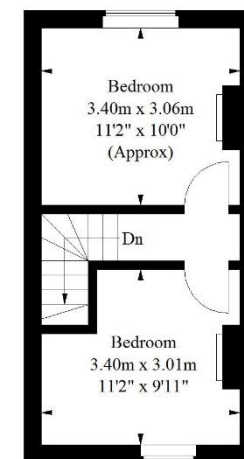




**Ground Floor**  
38.8 sq m / 418 sq ft

**Chelsham Road,  
South Croydon**

Approximate Gross Internal Area  
63.1 sq m / 679 sq ft



**First Floor**  
24.3 sq m / 261 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2019 (ID 522023)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL







- ❖ EPC EER E
- ❖ TWO DOUBLE BEDROOM TERRACE HOUSE
- ❖ AVAILABLE IMMEDIATELY
- ❖ UN-FURNISHED
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ WEST FACING REAR GARDEN
- ❖ FULLY DOUBLE GLAZED
- ❖ NO PETS



**\*\* Available Immediately \*\*** A superbly presented two double bedroom terrace house situated within this popular tree lined residential road, conveniently located only half a mile from both South Croydon & Sanderstead train stations.

Offered as un-furnished, this pretty home benefits from excellent decor throughout, is fully double glazed, has a low maintenance West facing rear garden, and enjoys a large open plan lounge/ dining room.

The accommodation comprises two double bedrooms, a 23' lounge/ dining room, a modern fitted kitchen, a stylish three piece bathroom suite, and a 34' private rear garden with a sizeable patio and synthetic lawn.

Furthermore, this property sits moments away from a range of local shops, cafes and bus routes, making it a highly convenient location. In our opinion this property would make a perfect home for a professional couple or two sharers.

