

FOLKLANDS

A three-story white house with a red-tiled bay window and a wooden door. The house is situated on a street with other houses visible in the background. The sky is blue with white clouds. The house has a white exterior and a red-tiled bay window. The door is made of wood and has a small porch. There are several windows, some of which are multi-paned. A large green hedge is in the foreground, and a wooden fence is on the left side. The house number 41 is visible on the wall next to the door.

HELDER STREET, SOUTH CROYDON
MONTHLY RENTAL OF £1,450

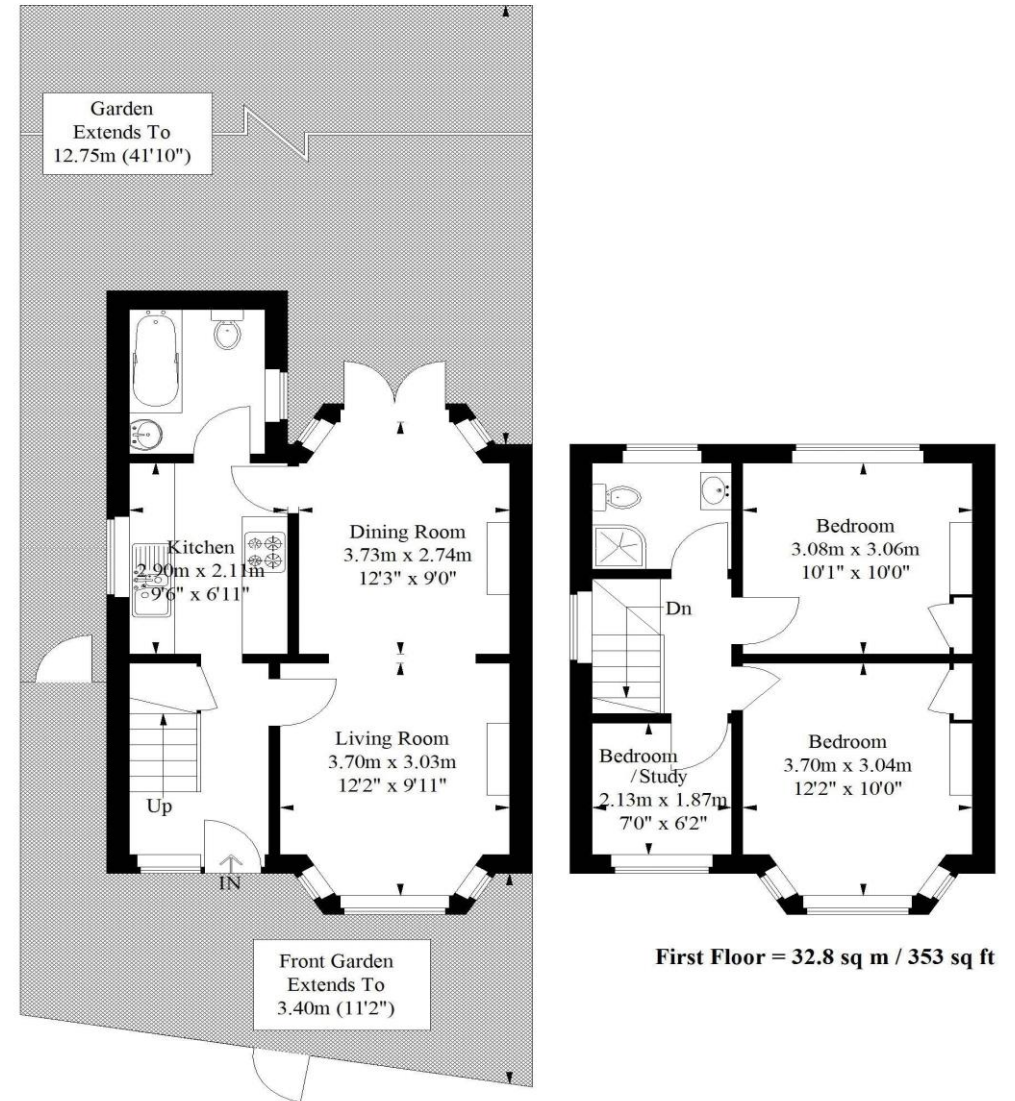






Helder Street, South Croydon

Approximate Gross Internal Area
71.8 sq m / 773 sq ft



First Floor = 32.8 sq m / 353 sq ft

Ground Floor = 39.0 sq m / 420 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID374873)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

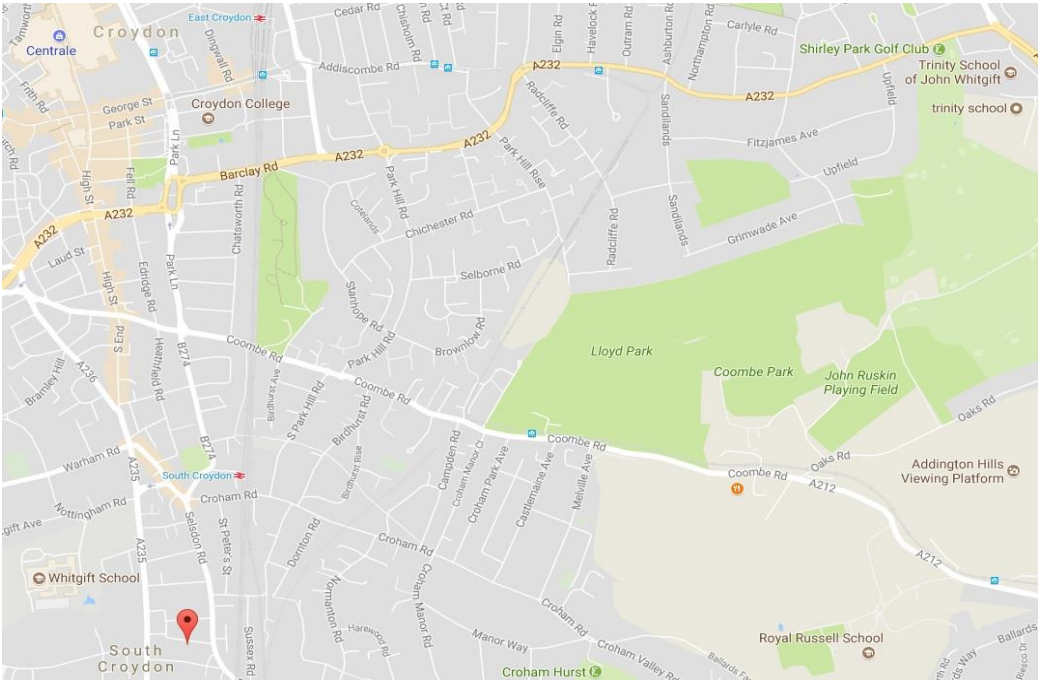
- ❖ EPC EER E
- ❖ AVAILABLE IMMEDIATELY
- ❖ THREE BEDROOM HOUSE
- ❖ UN-FURNISHED
- ❖ RECENTLY RE-DECORATED
- ❖ LARGE PRIVATE REAR GARDEN
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ TWO BATHROOMS
- ❖ EXCELLENT CONDITION THROUGHOUT
- ❖ SIDE ACCESS

**** Available Immediately **** A superbly presented three bedroom semi-detached house situated within this quiet residential road, conveniently positioned 0.4 miles from South Croydon train station, and moments from a number of bus routes on the Brighton Road giving easy access to both Croydon & Purley town centres.

Offered to the market un-furnished, this bright & airy home has recently been re-decorated, and benefits from two bathrooms, side access, and a large rear garden with patio & lawn area.

With its close proximity to a number of well regarded primary schools, we feel this property would make a wonderful family home. The accommodation comprises two double bedrooms, bedroom three, a three piece shower room, a separate three piece bathroom on the ground floor, a fitted kitchen, and a through lounge/ dining room with patio doors leading onto the private rear garden.

Furthermore, this property enjoys a number of local conveniences on its door stop, and is only a short walk to Croydon's restaurant quarter, with its variety of different restaurants and bars.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		62	(55-68) D		
(39-54) E	49		(39-54) E		54
(21-38) F			(21-38) F	43	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	