

FOLKLANDS



AVELING CLOSE, REEDHAM

MONTHLY RENTAL OF £1,375



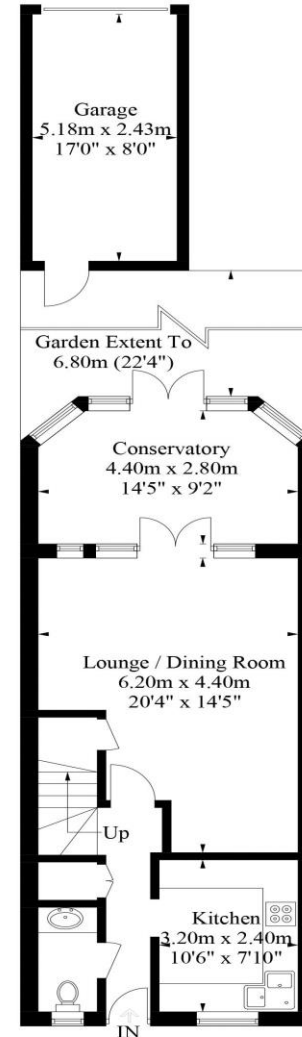


Aveling Close, Purley

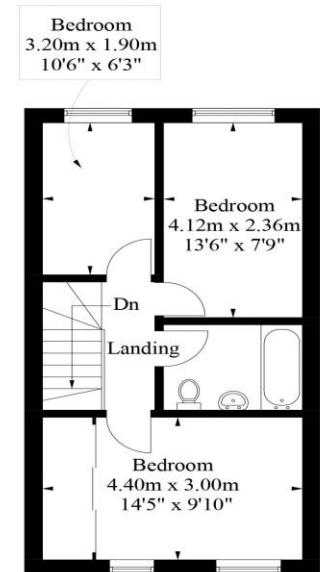
Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft

Garage = 12.7 sq m / 137 sq ft

Total = 108.6 sq m / 1169 sq ft



Ground Floor
55.4 sq m / 596 sq ft



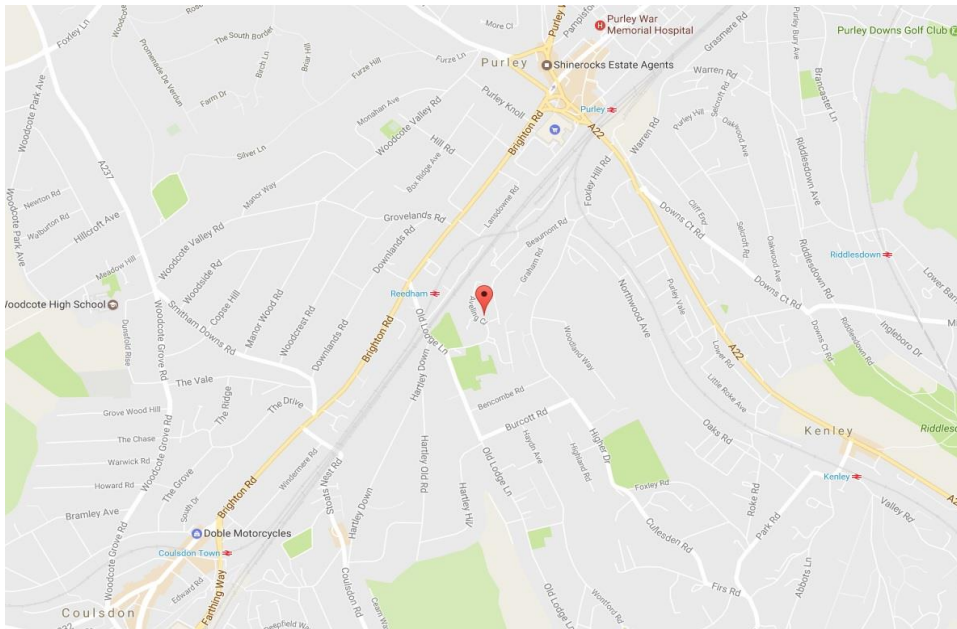
First Floor
40.5 sq m / 436 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID308959)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ UNFURNISHED
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ LARGE CONSERVATORY EXTENSION
- ❖ 0.2 MILES FROM REEDHAM STATION
- ❖ 0.6 MILES FROM PURLEY STATION & TOWN CENTRE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.2 MILES FROM BEAUMONT PRIMARY SCHOOL
- ❖ AN IDEAL FAMILY HOME
- ❖ PRIVATE GARAGE



THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.

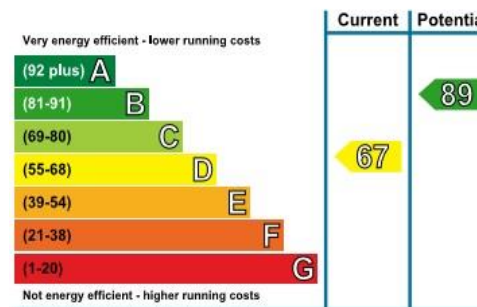
A well presented three bedroom modern terrace house situated within this quiet cul-de-sac, conveniently located only 0.2 miles from Reedham train station and 0.6 miles from Purley train station and town centre.

This light & airy home is offered to the market unfurnished and benefits from a conservatory extension, double glazing throughout, a down stairs WC, ample storage and a garage to the rear.

The accommodation comprises two double bedrooms both with built in wardrobe cupboards, bedroom three/ study, a stylish three piece bathroom suite, a modern fitted kitchen with integrated appliances & serving hatch, a large open plan lounge/ dining room and a modern conservatory extension with double doors leading onto the patio & rear garden.

Furthermore, this property sits moments from the highly regarded Beaumont primary school, is a short distance from the local Gym & Fitness centre and is equidistant of both Purley & Coulsdon town centres offering a wide range of shops, cafes & restaurants.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 84	✓
2 Cavity wall insulation	£500 - £1,500	£ 132	✓
3 Low energy lighting for all fixed outlets	£25	£ 87	