

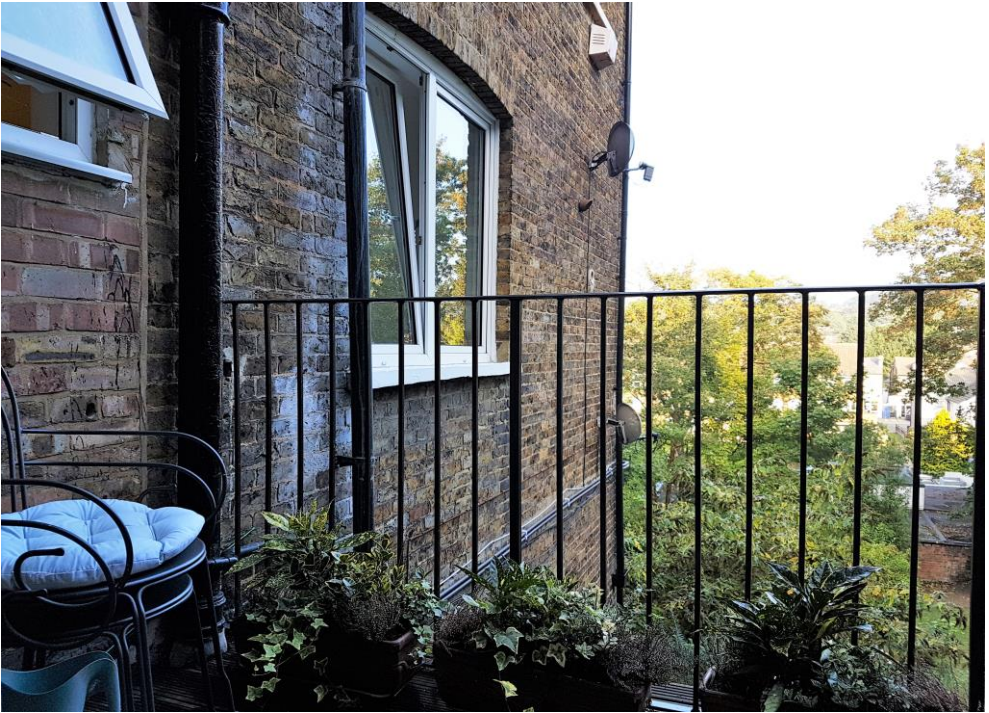
FOLKLANDS

HASELDENE

AVONDALE ROAD, SOUTH CROYDON

MONTHLY RENTAL OF £1,150

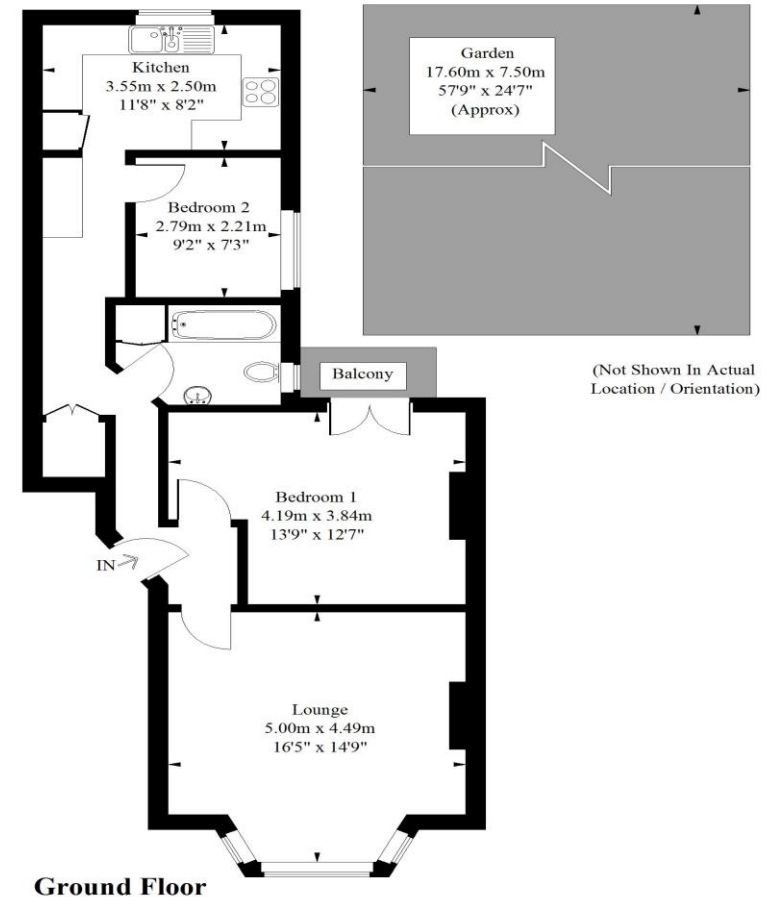






Avondale Road, South Croydon

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft



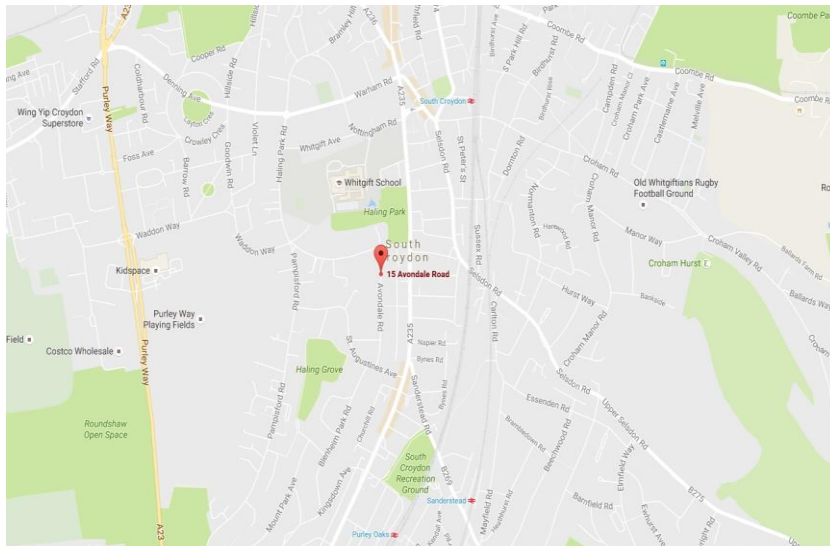
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2016 (ID 286568)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

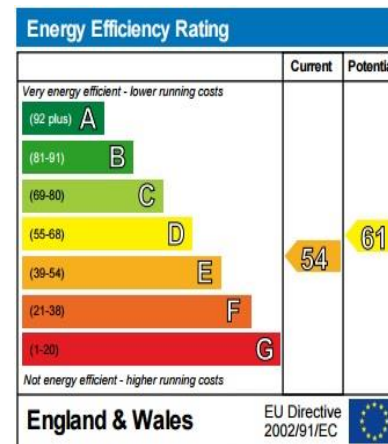
- ❖ EPC EER E
- ❖ LARGE PRIVATE SECTION OF REAR GARDEN
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.5 MILES FROM SANDERSTEAD BR STATION
- ❖ 0.6 MILES FROM SOUTH CROYDON BR STATION
- ❖ NEWLY DECORATED
- ❖ RE-FITTED CARPETS
- ❖ IMMEDIATELY AVAILABLE
- ❖ SEPARATE KITCHEN
- ❖ LARGER THAN AVERAGE LIVING ROOM



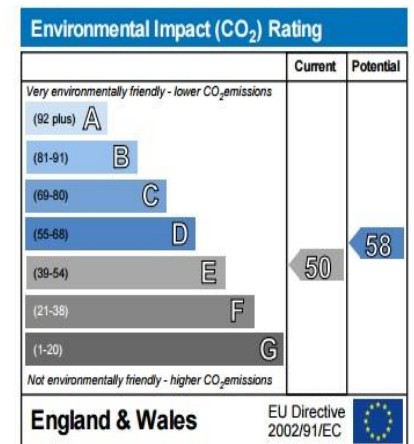
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A newly decorated two bedroom ground floor conversion flat situated within this popular tree lined residential road in the popular South Croydon area, located 0.5 miles from Sanderstead BR station, 0.6 miles from South Croydon BR station and approximately one mile from Croydon town centre.

Available now, this spacious home boasts a private section of rear garden, a modern kitchen & bathroom and a particularly large bay fronted living room with high ceilings. Furthermore, the master bedroom has private access to a small balcony, there is double glazing throughout, central heating and recently fitted carpets.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.