

# FOLKLANDS



CHERRY ORCHARD ROAD, EAST CROYDON

MONTHLY RENTAL OF £2,250

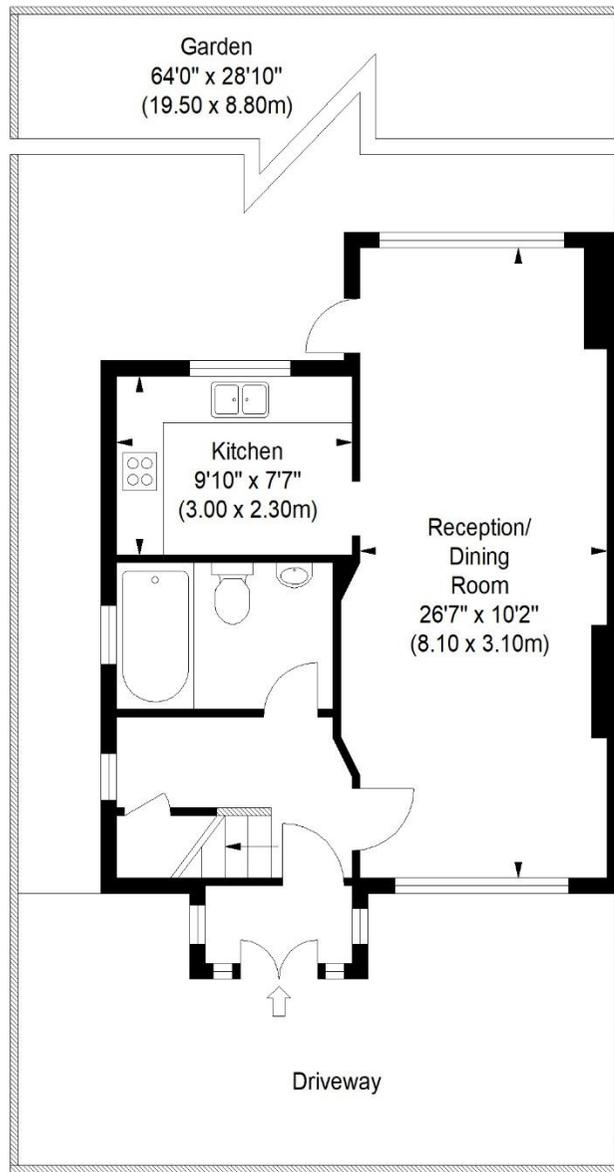






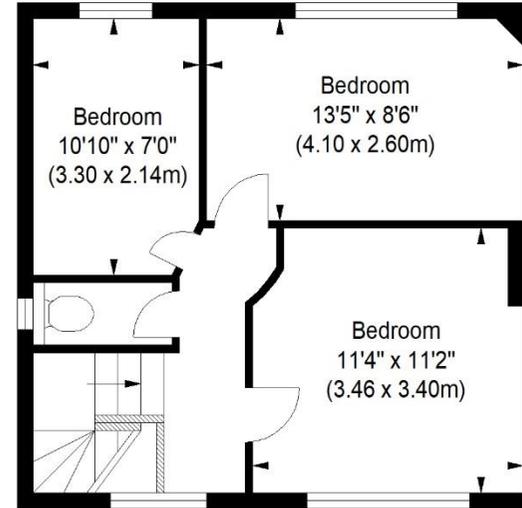






Ground Floor

Layton Crescent  
 Approximate Gross Internal Area  
 931 sq ft / 86.48 sq m



First Floor

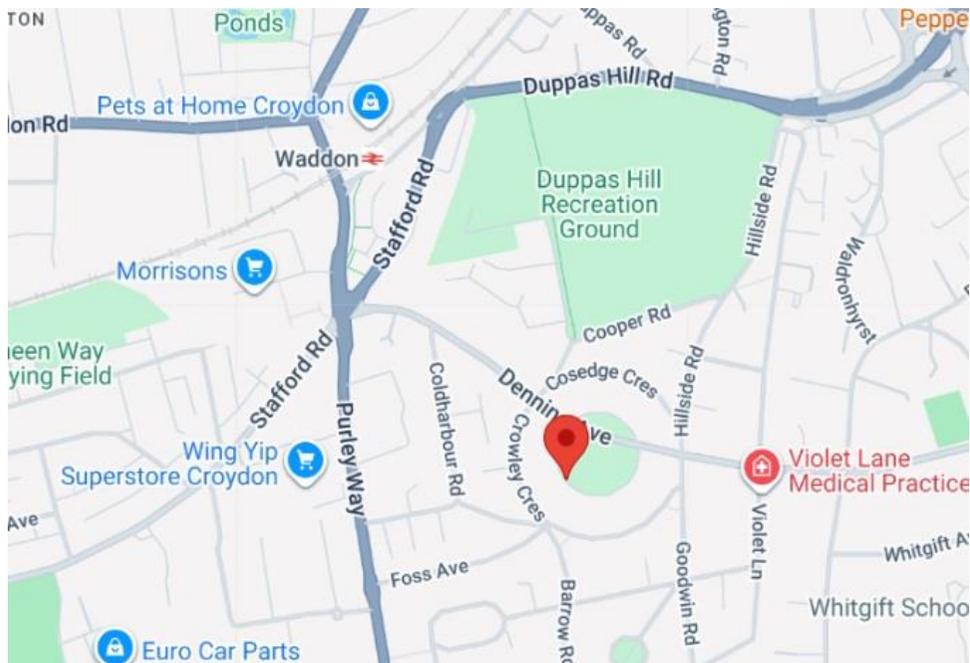
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ THREE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ LARGE REAR GARDEN
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ NEWLY RENOVATED – STYLISH KITCHEN & BATHROOM
- ❖ 0.8 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ VIEWS OVERT LOCAL GREEN
- ❖ EPC EER C



**\*\* Available Immediately \*\* Unfurnished\*\*** A newly renovated three-bedroom semi-detached house situated within this popular residential road, conveniently located 0.4 miles from Waddon train station and 0.8 miles from South Croydon train station.

This bright & airy home enjoys views over the local green, it has off-road parking for one car and boasts a large private rear garden. Additionally, there is side access, gas central heating (New Combi-Boiler) and two WCs.

The accommodation comprises three bedrooms, a first floor WC, a stylish ground floor bathroom, a 26'7 extended double reception room, a contemporary fitted kitchen and a westerly facing rear garden mainly laid to lawn.

Furthermore, this property sits nearby both Duppas Hill Park & Purley Way Playing Fields and is within close proximity to a number of well-regarded primary & secondary schools. What's more, South Croydon's restaurant quarter with its plethora of cafes, restaurants & bars sits circa 0.5 miles away.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		