

FOLKLANDS



TIDENHAM GARDENS, PARK HILL

MONTHLY RENTAL OF £1,750







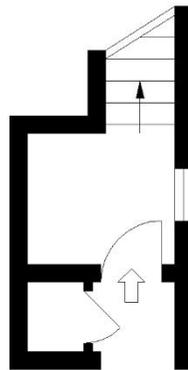




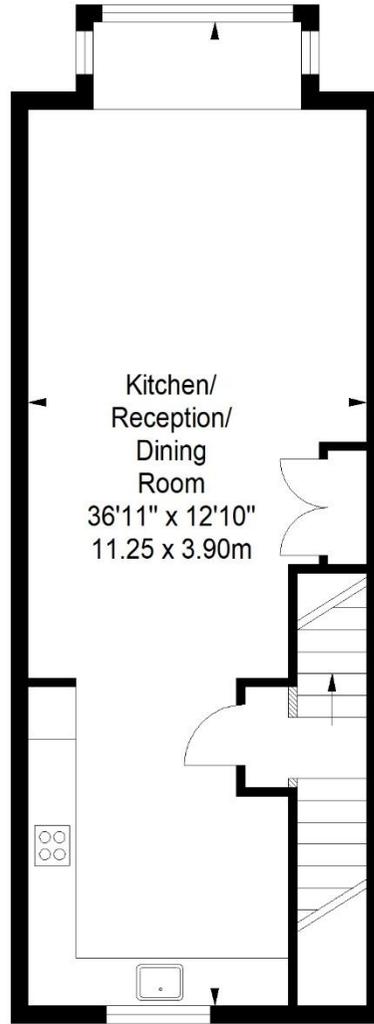
Tidenham Gardens

Approximate Gross Internal Area

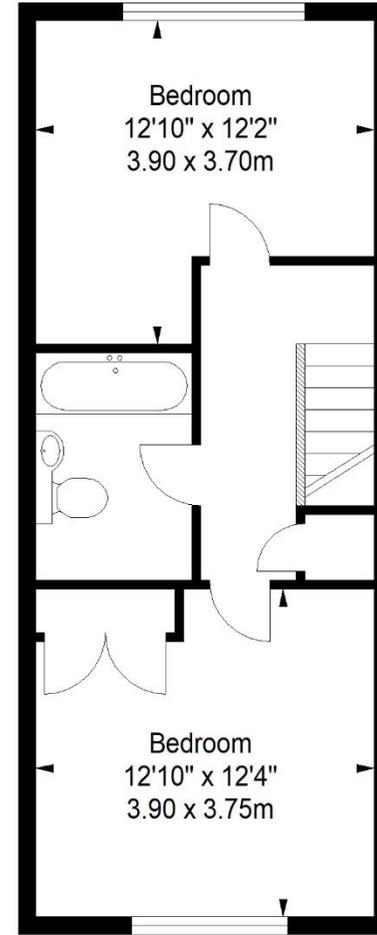
924 sq ft / 85.87 sq m



Ground Floor



First Floor



Second 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

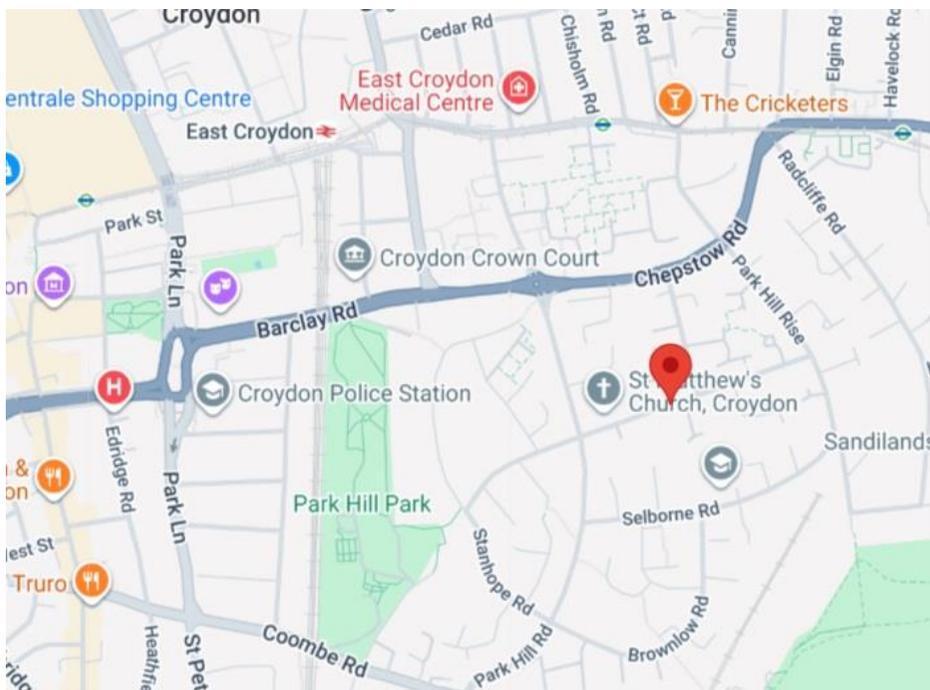
- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ SPLIT LEVEL MAISONETTE
- ❖ NEWLY REFURBISHED THROUGHOUT
- ❖ TWO DOUBLE BEDROOMS
- ❖ STYLISH BATHROOM SUITE
- ❖ CONTEMPORARY KITCHEN/BREAKFAST ROOM
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ EPC EER C

**** Newly Renovated Throughout ** Available Immediately ** Unfurnished **** A newly renovated two double bedroom split-level maisonette, situated within this quiet cul-de-sac in the desirable Park Hill area, conveniently located only 0.5 miles from East Croydon train station.

This beautifully finished home has just undergone a full refurbishment; it boasts a private entrance, it has a wonderful three-piece bathroom suite with a shower over-bath, and the kitchen has ample space for a breakfast table. The property is fully double glazed, additional insulation has been fitted to improve the energy efficiency, and a new gas combi-boiler (and radiators) have been installed.

The accommodation comprises two double bedrooms (One with fitted wardrobes), a stunning bathroom suite, an open plan kitchen/breakfast room with appliances included, a spacious entrance with ample space for shoe & coat storage and a large lounge/dining room with a feature bay window.

Furthermore, this property sits within close proximity of the highly regarded Park Hill Infant & Junior Schools, benefits from being a short distance from the local convenience store and only a few minutes away from the open green spaces of both Park Hill Park and Lloyd Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		