

FOLKLANDS



KENDALL AVENUE, SOUTH CROYDON

MONTHLY RENTAL OF £2,500

NO PARKING  
GARAGE OR  
COURTYARD USE  
PERMITTED

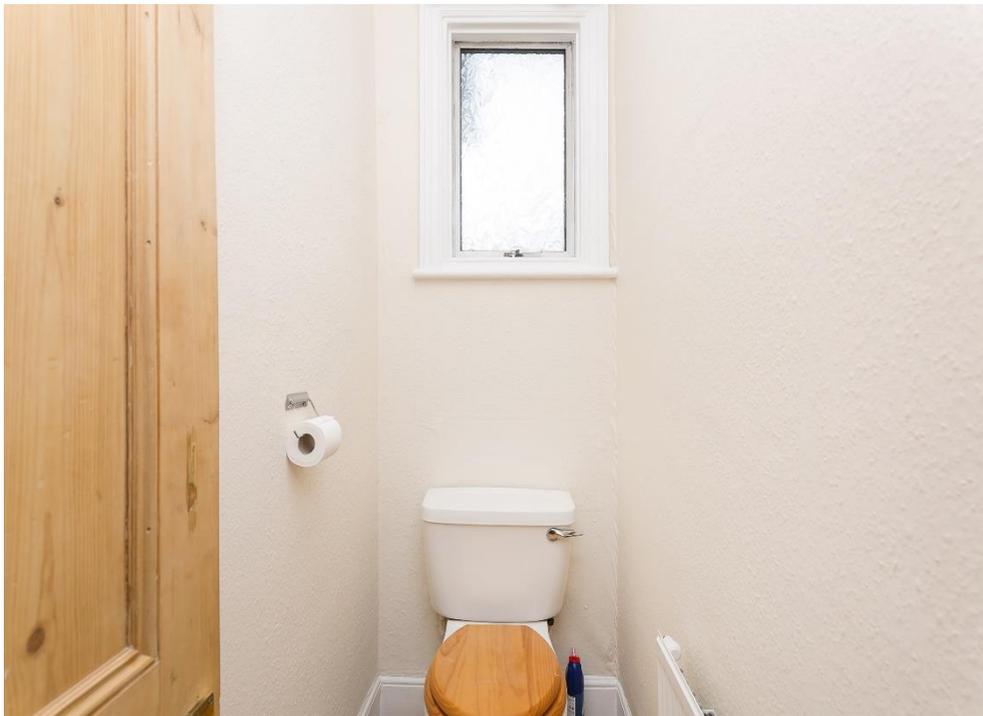


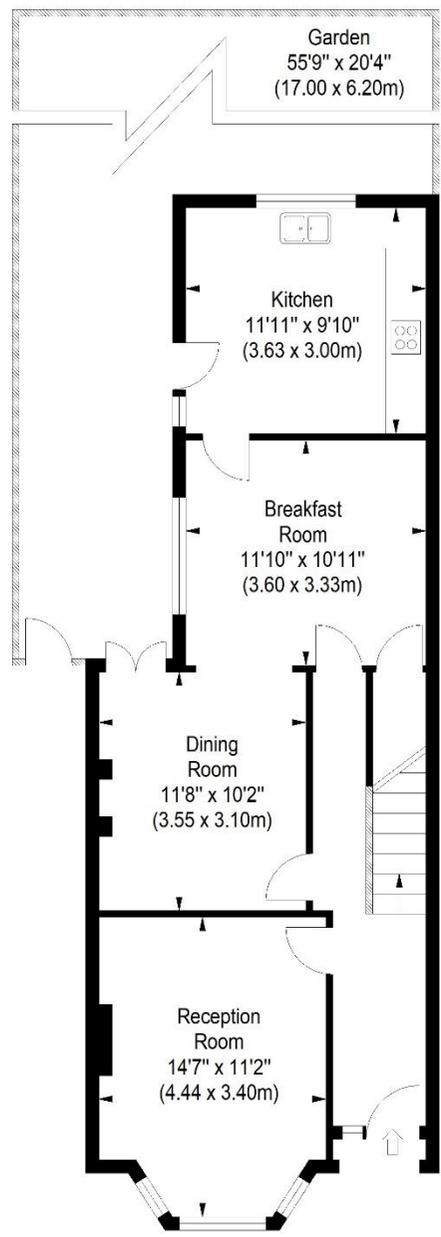




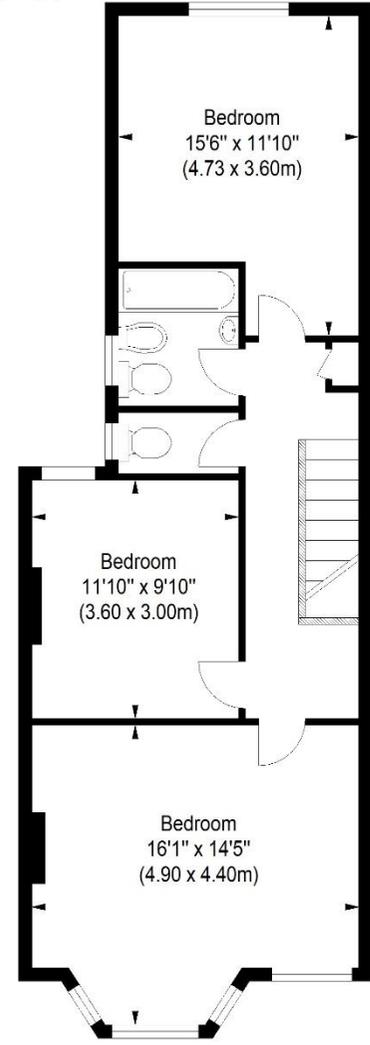








Ground Floor



First Floor

Kendall Avenue  
 Approximate Gross Internal Area  
 1337 sq ft / 124.22 sq m

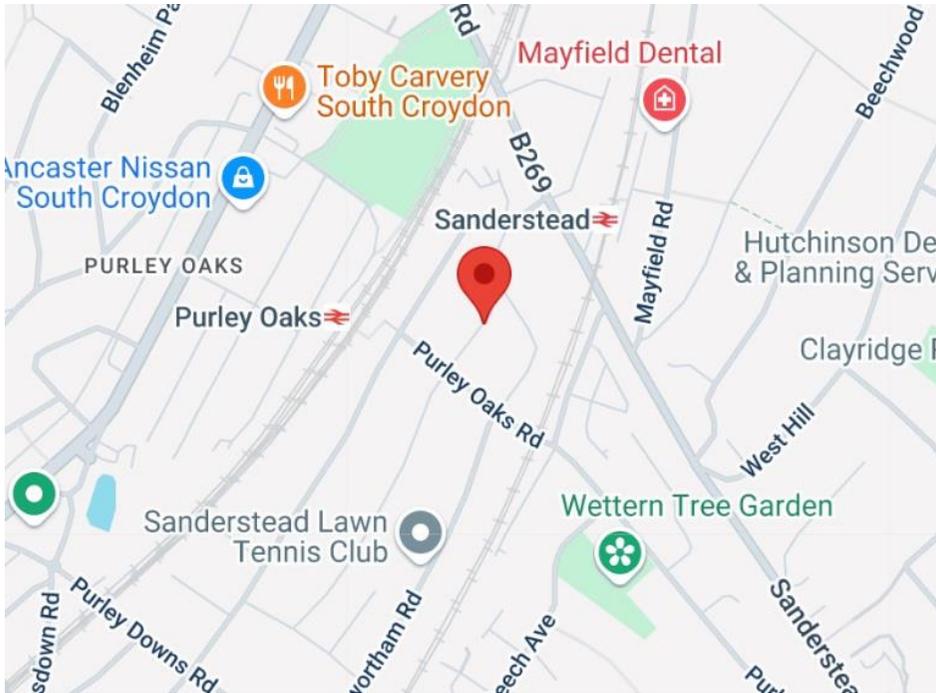
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ MOSTLY UNFURNISHED
- ❖ THREE DOUBLE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ PRIVATE REAR GARDEN
- ❖ THREE RECEPTION ROOMS
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.1 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.1 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ EPC EER D



**\*\* Available Immediately \*\* Mostly Unfurnished \*\*** A large three double bedroom semi-detached house situated within this desirable residential area and conveniently located only 0.1 miles from both Purley Oaks & Sanderstead train stations.

This bright & spacious home enjoys having been newly double glazed to the front of the house, it has gas central heating, there is a large loft space for ample storage and a private lawned rear garden.

The accommodation comprises three large double bedrooms, a four-piece family bathroom suite & a further separate WC, a bay-fronted living room with feature fireplace, a separate dining room (or home office), a breakfast room with access to the understairs storage, and a sizeable kitchen with direct access to the rear garden.

Furthermore, this property sits moments away from an array of local shops, cafes & restaurants, it is only minutes away from both South Croydon recreation ground & the pretty Wettern Tree gardens and is within an easy reach of both Purley & Croydon town centres.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		