

FOLKLANDS

HATHAWAY ROAD, WEST CROYDON
MONTHLY RENTAL OF £2,200





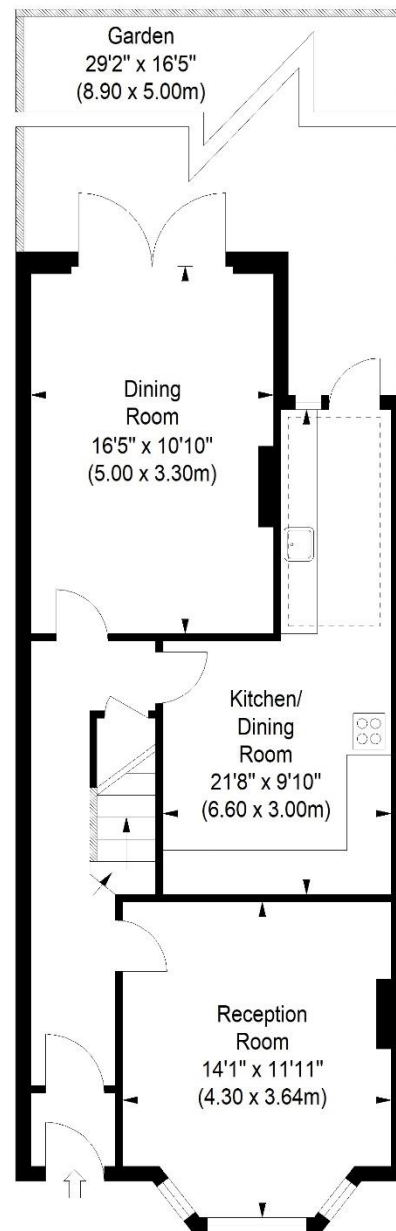




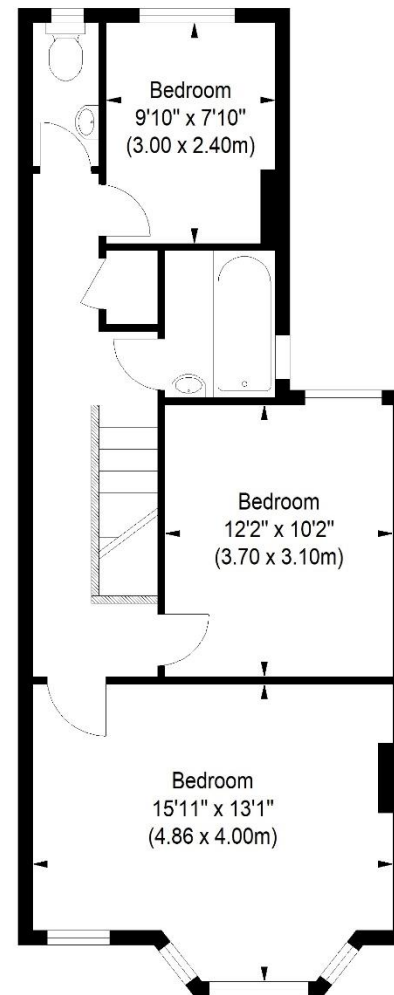








Ground Floor



First Floor

Hathaway Road
Approximate Gross Internal Area
1205 sq ft / 111.93 sq m



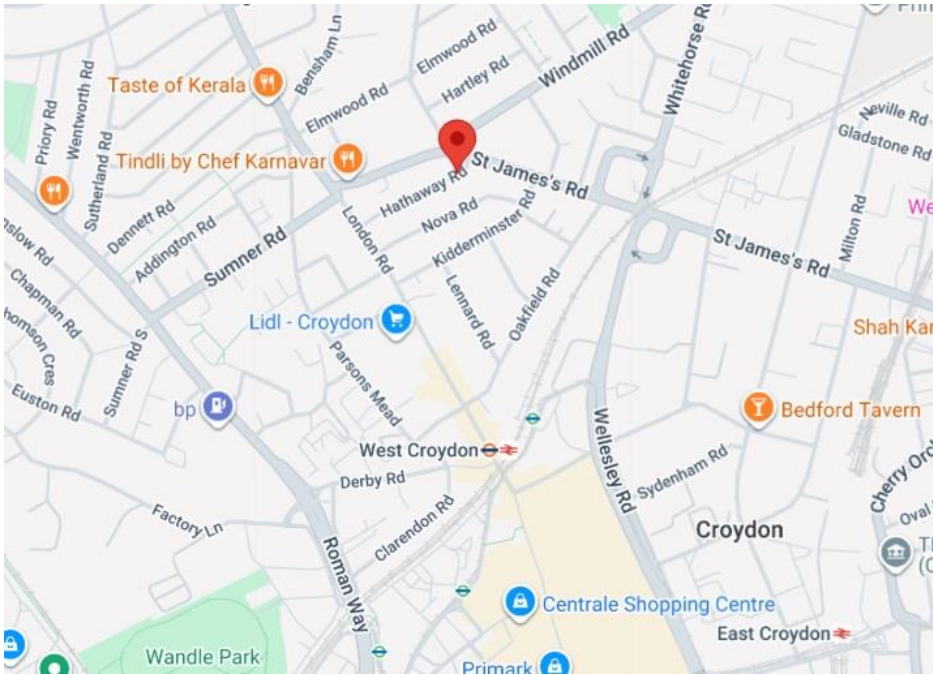
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ UNFURNISHED
- ❖ THREE DOUBLE BEDROOMS
- ❖ TERRACE HOUSE
- ❖ SOUTHERLY FACING REAR GARDEN
- ❖ LARGE KITCHEN WITH UTILITY ROOM
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ 0.3 MILES FROM WEST CROYDON TRAIN STATION
- ❖ MULTIPLE LOCAL BUS ROUTES
- ❖ EPC EER C



**** Available Immediately ** Unfurnished **** A well-presented three double bedroom terrace house, situated within this popular residential road, conveniently located only 0.3 miles from West Croydon train station & nearby a plethora of local bus routes.

This spacious home boasts 1205 SQFT of floor space, it is newly double glazed, has gas central heating and features a southerly facing rear garden. Additionally, there is good decor throughout, new flooring throughout and excellent reception space.

The accommodation comprises a 15'11 bay-fronted main bedroom, two further double bedrooms, a modern bathroom suite with separate WC, a generous landing area, a bay-fronted living room, a large kitchen with separate utility room and a 16'5 dining room with patio doors leading onto the private rear garden.

Furthermore, this property sits moments away from a plethora of local shops, cafes & restaurants and is approximately half a mile from Croydon town centre with its abundance of retail shops. We feel that this house will make the ideal home for a professional family.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		