



WELCOME TO PURLEY

WELCOME TO

1 REDBARN CLOSE
CROYDON
GREATER LONDON
CR8 2AT

Useful information to help you settle in, along with a few local recommendations to make your stay more enjoyable.

We've kept everything clear and easy to follow and shared a few of our own favourite spots nearby so you can experience the area like a local.

GUEST BOOK



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Andwell & Co

This home is proudly managed by Andwell & Co, a hospitality-led short-stay company run by Shaun and Toby.

○ MEET THE TEAM



Between us, we've spent years on the ground running homes like this. It's hands-on work, and we take real pride in doing it properly.

This isn't just another listing to us. We look after the space, and we care about the people staying in it. Every home we manage means something, and this one is no different.

We've set it up to feel comfortable and easy from the moment you walk in. Comfy bedding, thoughtful touches, free WiFi and clear communication. The kind of details that actually matter when you're staying somewhere.

We love hosting, and we hope you feel at home here.



*From Shaun Toby & the
Andwell & Co team*

QUICK ESSENTIALS

○ REFERENCES

Property Address

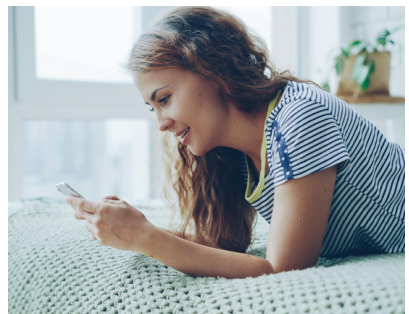
1 Redbarn Close
Croydon
Greater London
CR8 2AT



WiFi, Scan to connect



Network: Redbarn WiFi
Password: Redbarn0101%



Emergency Contact

+44 (0)7843956725



HOUSE RULES

ENJOY YOUR STAY AND TREAT THE
SPACE WITH THE SAME CARE AND
RESPECT AS YOUR FAMILY HOME.



- **No parties or gatherings**

This is a residential building, so gatherings, parties, or events are not permitted.

- **No smoking or vaping**

Smoking or vaping is not allowed anywhere inside the property or building to keep the space fresh for all guests.

- **No visitors without permission**

Only registered guests are allowed in the property.
Visitors must be agreed in advance.

- **Shoes off indoors**

Please remove shoes at the door to help keep the property clean and hygienic.

- **Pets**

Pets are only allowed if pre-authorized in advance. A pet cleaning fee must be paid to protect future guests, especially those with allergies.

- **Noise**

Please keep noise to a minimum, particularly in the evenings after 7pm to respect neighbours. We want to maintain a calm and comfortable environment for everyone.

- **Noise monitoring**

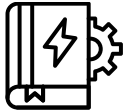
A noise monitor is in place inside the property. It does not record conversations, only sound levels.

- **CCTV**

CCTV operates in communal areas outside the building for security. This may be used as evidence if required.

Failure to follow house rules may result in additional charges or early termination of your stay.

HOW EVERYTHING WORKS



Heating & Hot Water

- Thermostat is located in the entrance. Its set to 21 °C in winter during the day and 18 °C at night to remain comfortable.
- Adjust temperature using the thermostat using the arrow keys / rotating the dial. Please do not exceed 25 °C as this will cause the heaters to overheat and turn off.
- Hot water timing can be adjusted on the timer on the boiler show as shown in these pictures



Please help us recycle.

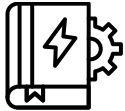
- Bins are located at the front
- Use the designated bins for recycling and general waste
- Separate items where possible (paper, plastic, glass)
- Rinse containers before recycling
- Do not place food waste in recycling bins



Parking

- On-street parking available within Redbarn Close
 - Please follow any local signage or restrictions
 - Please park considerately and do not block neighbouring driveways.
 - Parking is at your own risk.
-

HOW EVERYTHING WORKS



TV & Entertainment

- Turn on using the remote
- Smart TV apps available (Netflix, etc.)
- Log into your own accounts if needed and remember to log out before leaving

Bathroom

- Please avoid blocking drains and dispose of items in the bin provided
- Ventilation: Open window or use fan after showering

Washing Machine

- We recommend a short cycle at 30°C for most clothes
- Turn the dial to select the programme, choose your settings, then press start
- Please do not dry clothes on electric heaters

Other

If you need help using anything in the home, send us a photo and our team will guide you through it.

LOCAL ESSENTIALS

○ IF YOU NEED DIRECTIONS OR ANYTHING MORE SPECIFIC, JUST MESSAGE US.



Local Supermarket Tesco Extra Purley

A large nearby supermarket with everything needed for short or longer stays, including fresh groceries, ready meals, and household essentials.



Local Pharmacy Boots

Convenient for prescriptions, toiletries, travel essentials, and any everyday items guests may need during their stay.



Local Station Purley Station

Purley Station offers direct train services into Central London and Gatwick Airport, making the area well connected for both business and leisure travel



PLACES TO EAT

○ OUR FAVOURITE PLACES NEARBY



Favourite Café Infinity Coffee Shop

Our favourite nearby café for freshly made coffee, matcha, smoothies and sweet treats. It is family run and has a warm, relaxed atmosphere that works well for breakfast or a quiet coffee.



Favourite Bar Whispers

A lively local bar serving cocktails, wine, beer and cider in the centre of Purley. It's a good choice for an easy evening drink, watching sport or enjoying one of its regular music events.



Favourite Restaurant 4 Locos Argentine Steakhouse

Our favourite nearby restaurant for Argentine steak, fresh ingredients and a relaxed dinner. The food is prepared from scratch.



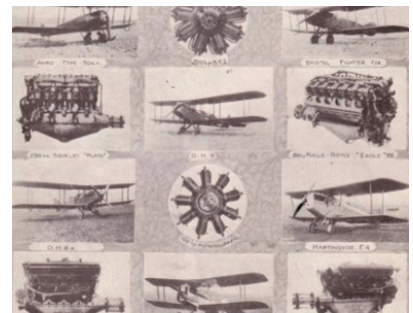
LOCAL PLACES

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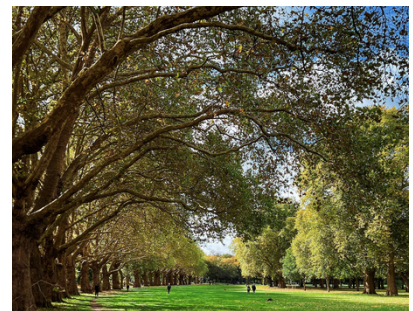
Local Highlight Historic Croydon Airport Visitor Centre

Visit Britain's first major international airport and explore the original terminal building, museum and historic control tower. Guided visits must be booked in advance.



Green Space Foxley Wood

Large open green space nearby with walking routes, wide views, and peaceful surroundings away from the busy town centre.



Access to London Purley Station

Purley has direct rail services towards London Victoria and London Bridge, usually via the busy East Croydon route. This makes the property a practical base for London trips.



EXTEND YOUR STAY OR LATE CHECK-OUT

○ EXTEND YOUR STAY



If you need to extend your stay or need a later check-out to catch a night flight, just message us a week before and we'll see what's possible.



We'll always try to help, but it depends on the next booking and our cleaning schedule.

If a late check-out is available, there will be a small fee. This helps cover the extra time and staff needed to get the property ready for the next guest without rushing the clean.

Let us know as early as you can and we'll do our best to make it work.

CHECKOUT INSTRUCTIONS



Check-out is **by or before 10am** unless agreed otherwise.

- ✓ Leave beds unmade and place **towels in the bath** or shower
- ✓ **Wash dishes**, load and start the dishwasher
- ✓ **Empty fridge**, cupboards, and bins
- ✓ Place **bins outside**, see instructions provided
- ✓ **Turn off lights**
- ✓ Close and **lock all windows and doors**
- ✓ **Return keys** to the lockbox

Send me a message to say you have checked out

WE APPRECIATE GUESTS WHO
TREAT THE SPACE WITH CARE
AND LEAVE IT CLEAN AND TIDY,
JUST AS THEY FOUND IT.

Andwell & Co



Book Your Next Stay

If you've enjoyed your stay, you can book your next stay by scanning the QR code.

It's the quickest way to check availability across our properties and access our best available rates.

andwell.bookeddirectly.com

andwell.co.uk

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