

TO LET

£2,300 pcm



## 36 Fairholme Road, Croydon, Surrey. CR0 3PD

- Lounge/Diner
- Fitted Kitchen
- Bathroom
- New Shower Room
- Rear Garden
- Four Double Bedrooms
- New Double Glazing
- Gas Central Heating
- Unfurnished
- Suitable for Sharers



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## PROPERTY DESCRIPTION

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Situated in a popular residential road off London Road, highly convenient for most local amenities including West Croydon train and tram stations, bus routes, local shops, supermarket, Central Croydon, Croydon University Hospital and well regarded schools. This spacious four double bedroom terraced house, which has been newly decorated, is offered to the market unfurnished and benefits from good size rooms with plenty of natural light. There is a master bedroom with a new en-suite shower room. Highly recommended.

Available now.



## ROOM DESCRIPTIONS

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### Front Garden

Crazy paved, frosted double glazed front door to:

### Storm Porch

Ceramic tiled floor, part glazed front door to:

### Entrance Hall

Picture window, radiator, understairs cupboard housing consumer units, power points, new laminate flooring, stairs to first floor landing and fire safety doors to:

### Lounge/Diner

25' 8" x 11' 10" (7.82m x 3.61m)

New double glazed casement windows into splay bay, two radiators, mains wired alarm, wall lights, fitted wall and base units, power points, new laminate flooring, new double glazed door to rear garden.

### Kitchen

10' 4" x 9' 11" (3.15m x 3.02m)

Two new double glazed windows to rear, plenty of fitted wall and base units with laminate worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap and tiled splashback, oven, gas hob, cooker hood, washing machine, integral fridge/freezer, gas combination boiler, alarm, air extractor, fire extinguisher, power points, ceramic tiled floor, fire security door to:

### Lobby

Ceramic tiled floor, new double glazed door to rear garden, door to:

### Bathroom

6' 8" x 5' 5" (2.03m x 1.65m) 6' 8" x 5' 5" (2.03m x 1.65m)

Frosted double glazed casement window to rear, fully tiled walls, modern matching white suite comprising panel bath with mixer tap, shower above and shower curtain, pedestal wash hand basin with mixer tap, dual flush wc, air extractor, ceramic tiled floor.

### First Floor Landing

Coved cornice, alarm, balustrade, new laminate flooring, stairs to second floor landing with new carpet, fire doors to:

### Bedroom 2

15' 3" x 11' 2" (4.65m x 3.40m)

Two new double glazed casement windows to front, double radiator, two sets of fitted wardrobes, coved cornice, power points, new laminate flooring.

### Bedroom 3

11' 3" x 9' 8" (3.43m x 2.95m)

New double glazed casement window overlooking rear garden, radiator, alarm, coved cornice, power points, new laminate flooring.

### Bedroom 4

10' 4" x 10' 0" (3.15m x 3.05m)

New double glazed casement window overlooking rear garden, radiator, alarm, fitted wardrobes, coved cornice, power points, new laminate flooring.

### Bedroom 1

18' 0" x 13' 8" (5.49m x 4.17m)

New double glazed casement windows overlooking rear garden, two radiators, eaves storage, alarm, power points, new laminate flooring, door to:

### En-Suite Shower Room

New frosted double glazed casement windows to rear, new fully tiled walls, new white suite comprising shower unit, wash hand basin with mixer tap, dual flush wc, air extractor, new ceramic tiled floor.

### Rear Garden

18' 4" x 16' 5" (5.59m x 5.00m)

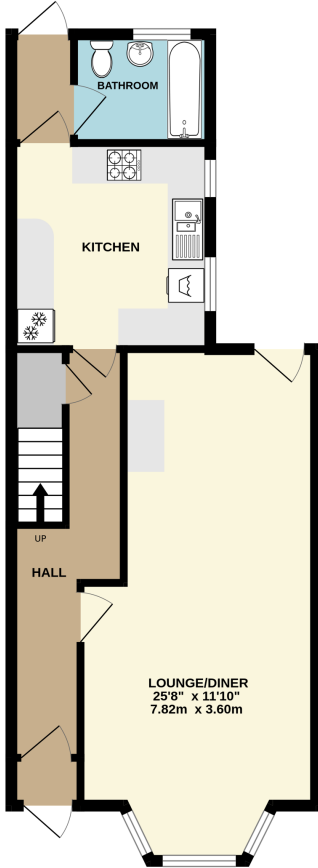
Fully paved, gated rear access.



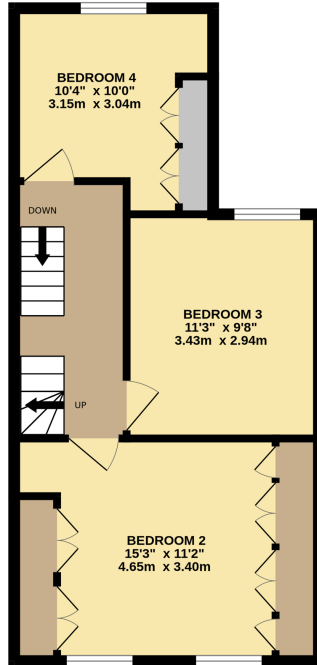
# FLOORPLAN & EPC



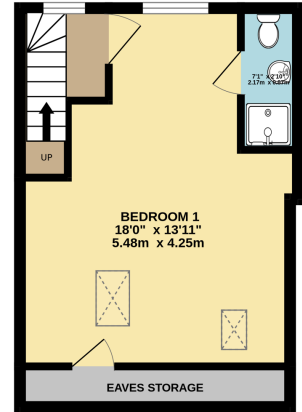
GROUND FLOOR  
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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