



62 Camden Gardens, Thornton Heath, Surrey. CR7 8AY

- Three Large Bedrooms
- Fitted Kitchen/Breakfast Room
- Modern Downstairs Bathroom
- Front & Rear Gardens
- Double Glazing
- Gas Central Heating
- Redecorated Throughout
- Close to Transport
- Quiet Cul-de-Sac
- Living Room



PROPERTY DESCRIPTION

Situated in a quiet and ever popular residential cul-de-sac. This three bedroom semi-detached house overlooks a Green and is within a 5-15 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre, well respected church and state schools. Benefits include spacious well maintained accommodation, a large fully fitted kitchen/breakfast room, a large modern downstairs shower room and good size gardens to front and rear. Unfurnished and highly recommended!



ROOM DESCRIPTIONS

Large Front Garden

Paved, path to:

Porch

Outside light, double glazed front door to:

Entrance Hall

Radiator, dado rail, fitted cupboards, thermostat, laminate flooring, understairs cupboard, stairs with carpet to first floor landing, doors to:

Living Room

13' 8" x 11' 4" (4.17m x 3.45m)

Dual aspect double glazed casement windows, radiator, power points, laminate flooring, door to:

Kitchen/Breakfast Room

13' 6" x 9' 7" (4.11m x 2.92m)

Double glazed casement windows overlooking rear garden, radiator, plenty of modern matching 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 and hob, washing machine, tumble dryer, fridge/freezer, power points, ceramic tiled flooring, double glazed door to rear garden.

Large Shower Room

8' 7" x 5' 8" (2.62m x 1.73m)

Frosted double glazed casement window to rear, half tiled walls, radiator, modern matching white suite comprising large shower unit, pedestal wash hand basin with mixer tap,

Large First Floor Landing

Double glazed casement window overlooking rear garden, fitted carpet, balustrade, power point, doors to:

Bedroom 1

13' 11" x 10' 5" (4.24m x 3.17m)

Double glazed casement windows overlooking rear garden radiator, cast iron feature fireplace, deep fitted cupboard housing hot water cylinder.

Bedroom 2

10' 9" x 9' 11" (3.28m x 3.02m)

Large double glazed casement windows to front, radiator, cast iron feature fireplace, new fitted carpet, power points.

Bedroom 3

9' 6" x 7' 8" (2.90m x 2.34m)

Double glazed casement window to front, radiator, power points, fitted carpet.

Rear Garden

Approx. 40ft. Laid to lawn, mature shrubs, outside tap, gated side access.

TENANT FEES & DEPOSIT

The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.

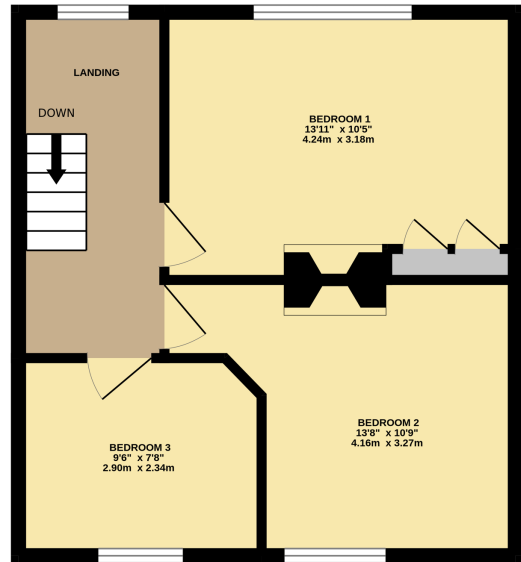
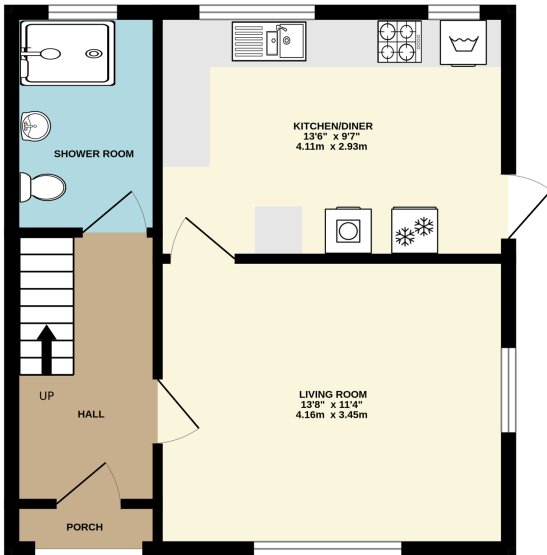


FLOORPLAN & EPC



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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