

TO LET

£1,500 pcm



9 Hythe Road, Thornton Heath. CR7 8QQ

- Two Bedrooms
- Spacious Living Room
- Large Kitchen/Diner
- Bathroom
- Own Front Door
- Gas Central Heating
- Quiet Location
- Available Immediately
- Unfurnished
- Own Rear Garden



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PROPERTY DESCRIPTION

Welcome to this charming two-bedroom home perfectly nestled in a quiet location, offering both comfort and convenience. This delightful property boasts a spacious living room that invites you to relax and unwind after a busy day, making it the perfect space for enjoying quiet evenings with family. With gas central heating throughout, you can be assured of staying warm and cozy during the cooler months.

Step inside to discover a large kitchen/diner that serves as the heart of the home. This open and airy space provides ample room for cooking, dining, and socializing.

The property features two well-proportioned bedrooms. Both rooms are bright and versatile, ready to be styled to suit your personal taste, whether you require a restful master bedroom, a home office, or a guest room. The bathroom is conveniently positioned and equipped to offer practical comfort for everyday use.

One of the standout features of this home is its own rear garden, providing a private and secure outdoor space perfect for gardening enthusiasts, children's playtime, or simply enjoying some fresh air in tranquility.

Additional benefits include an own front door, offering a sense of privacy and the property is currently unfurnished, giving you a blank canvas to create a home that truly reflects your style and preferences. Available immediately, this home is ready for you to move in and start making your own memories.

Located in a peaceful neighbourhood, this property promises a quiet lifestyle while still being conveniently close to local amenities, transport links, and schools. Whether you are a family looking for a new home or a couple seeking a comfortable and spacious abode, this property caters to a variety of needs with its thoughtful layout and well-maintained features.

Don't miss the opportunity to secure this lovely, well-appointed home. Contact us today to arrange a viewing and experience the blend of comfort, space, and quiet living that this property has to offer.



ROOM DESCRIPTIONS

Own Front Garden

Flowerbeds, shrubs, path to:

Porch

Part glazed front door to:

Entrance Hall

Deep fitted cupboard, ornate cornice, dado rail, power points, laminate flooring, doors to:

Living Room:

13' 4" x 11' 10" (4.06m x 3.61m) Sash windows to front, double radiator, tiled fireplace, picture rail, power points, laminate flooring.

Bedroom 1

11' 11" x 10' 6" (3.63m x 3.20m)
Sash window overlooking rear garden, radiator, tiled fireplace, fitted cupboard, power points, vinyl flooring.

Bedroom 2:

8' 9" x 7' 11" (2.67m x 2.41m)
Sash window to side, radiator, gas combination boiler, power points.

Kitchen/Diner:

17' 11" x 13' 10" (5.46m x 4.22m)

Sash windows overlooking rear garden, double radiator, modern fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven, electric hob, cooker hood, washing machine, coved cornice, spotlights, power points, vinyl flooring, double glazed door to rear garden and door to:

Bathroom

9' 7" x 4' 6" (2.92m x 1.37m)

Frosted picture window, chrome heated towel rail, modern matching white suite comprising panel bath with mixer tap, shower attachment and tiled splashback, pedestal wash hand basin with mixer tap, tiled splashback, low flush wc, vinyl flooring.

Own Rear Garden

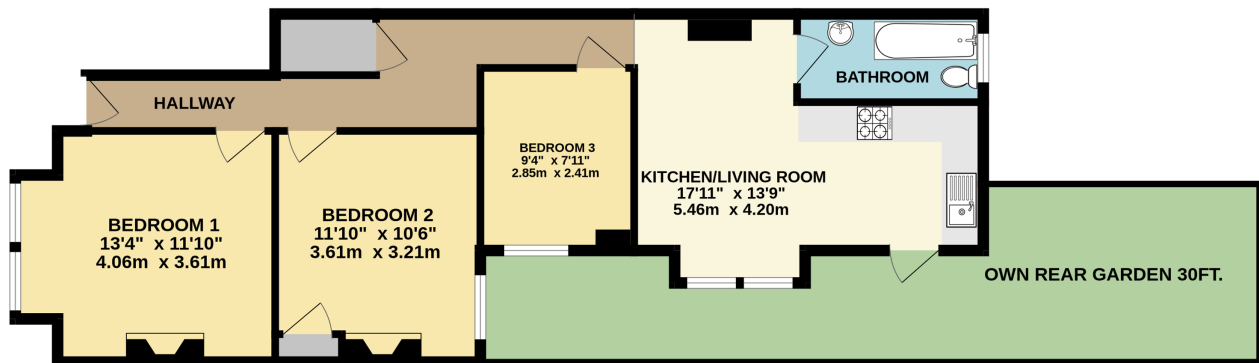
Approx. 27ft.

PLEASE NOTE:

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



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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