

TO LET

£1,700 pcm



111a Ecclesbourne Road, Thornton Heath, Surrey. CR7 7BR

- Three Bedrooms
- Living Room
- Fitted Kitchen
- Modern Bathroom
- Own Front Door
- Own Rear Garden
- Double Glazing
- Gas Central Heating
- Available Now
- Unfurnished



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PROPERTY DESCRIPTION

Situated in a quiet & ever popular residential road that is within a two to twenty minute walk of most local amenities including Thornton Heath Train Station, bus routes, local shops, supermarket, Croydon University Hospital, well regarded schools & recreation grounds. This spacious three bedroom first floor maisonette benefits from it's own front door, it's own good size rear garden, a generous reception room, a fitted kitchen with white goods & a modern bathroom. The property has been recently decorated and benefits from good size accommodation with plenty of natural light throughout. Available Now !



ROOM DESCRIPTIONS

Front Garden:

Path to part glazed front door to:

Porch:

Part glazed front door to:

Entrance Hall:

Picture window, fitted carpet, motion sensor light, stairs to:

Mezzanine Landing:

Fitted carpet, stairs to first floor landing, door to;

Living Room:

10' 9" x 10' 0" (3.28m x 3.05m) Double glazed casement window to side, radiator, power points, door to:

Kitchen:

9' 10" x 7' 11" (3.00m x 2.41m) Double glazed casement window to side, radiator, matching fitted wall & base units with laminate work tops housing single drainer stainless steel sink unit with mixer tap, freestanding oven & gas hob. washing machine, fridge & freezer, power points, vinyl flooring, hatch to rear garden, door to:

Bathroom:

Dual aspect frosted double glazed casement windows, radiator modern matching suite comprising of panel bath with electric shower above, vanity unit housing wash hand basin with mixer tap, dual flush wc, air extractor, vinyl flooring.

First Floor Landing:

fitted cupboard, fitted carpet, doors to:

Bedroom 1:

11' 10" x 9' 3" (3.61m x 2.82m) Double glazed casement window to front, radiator, power points, fitted carpet.

Bedroom 2:

10' 11" x 9' 3" (3.33m x 2.82m) Double glazed casement window to rear, radiator, power points, fitted carpet

Bedroom 3:

12' 0" x 5' 7" (3.66m x 1.70m) (into cupboard depth): Double glazed casement window to front, radiator, fitted cupboard, power points, fitted carpet.

Own Rear Garden:

30' 0" x 8' 0" (9.14m x 2.44m) Artificial grass, outside tap.



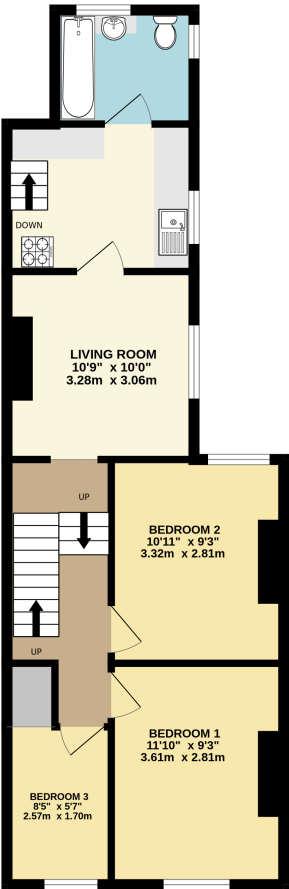
FLOORPLAN & EPC



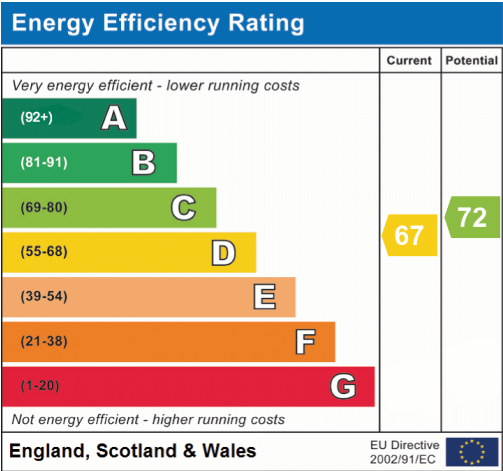
GROUND FLOOR
47 sq.ft. (4.4 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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