

TO LET

£1,800 pcm



98 Kynaston Avenue, Thornton Heath, Surrey. CR7 7BW

- Three Bedrooms
- Modern Upstairs Bathroom
- Large Rear Garden
- Double Glazing
- Gas Central Heating
- Recent Laminate Flooring
- Part Furnished;
- Available Now
- Open Plan Living Room/Kitchen
- Off Street Parking



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated in a much favoured residential road within a 5-20 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Croydon University Hospital, Leisure Centre and well regarded schools. A well presented three bedroom terraced house which has been modernised and well maintained throughout and benefits from well planned accommodation with plenty of natural light Part furnished.



ROOM DESCRIPTIONS

Front Garden

Off street parking.

Porch

Part double glazed front door to:

Entrance Hall

Frosted double glazed picture windows to front, radiator, contemporary style centre light, understairs cupboard housing circuit breaker and meters, new laminate flooring, stairs with fitted carpets to first floor landing, original panel door to:

Open Plan Living Room/Kitchen

22' 2" x 16' 3" (6.76m x 4.95m)

Double glazed casement windows to front, double glazed casement window overlooking rear garden, two radiators, original tiled fireplace, mantel and marble hearth, contemporary style fitted wall and base units with laminate worktops housing single drainer sink unit with mixer tap and tiled splashback, stainless steel oven, stainless steel gas hob, stainless steel cooker hood, washing machine, fridge/freezer, new combination boiler, laminate flooring, power points, double glazed sliding patio doors to rear garden.

First Floor Landing

Balustrade, laminate flooring, entrance to insulated loft, original panel doors to:

Bedroom 1

11' 0" x 10' 2" (3.35m x 3.10m)

Double glazed casement window to front, radiator, wall to wall and floor to ceiling fitted wardrobes, new laminate flooring.

Bedroom 2

10' 2" x 10' 2" (3.10m x 3.10m)

Double glazed casement window overlooking rear garden, radiator, cast iron feature fireplace, power points, new laminate flooring.

Bedroom 3

7' 11" x 5' 9" (2.41m x 1.75m)

Double glazed casement windows to front, radiator, power points, new laminate flooring.

Bathroom

6' 3" x 5' 8" (1.91m x 1.73m)

Frosted double glazed casement window to rear, fully tiled walls, chrome heated towel rail, white contemporary style suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, dual flush wc, tiled floor.

Rear Garden

Approx. 55ft. Decking to lawn with flowerbeds, shed, security light.

PLEASE NOTE:

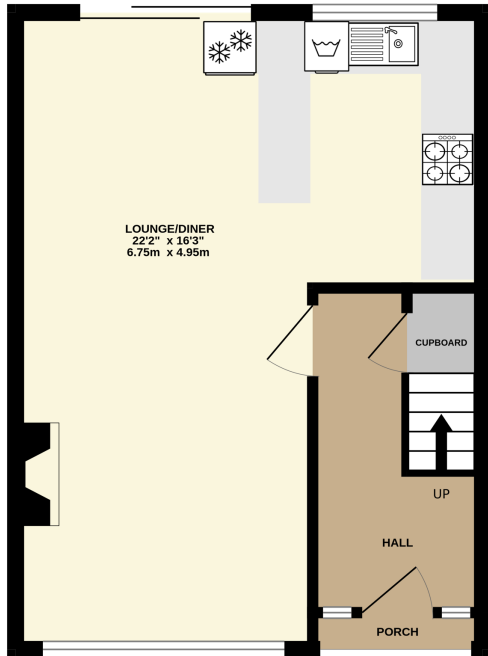
The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



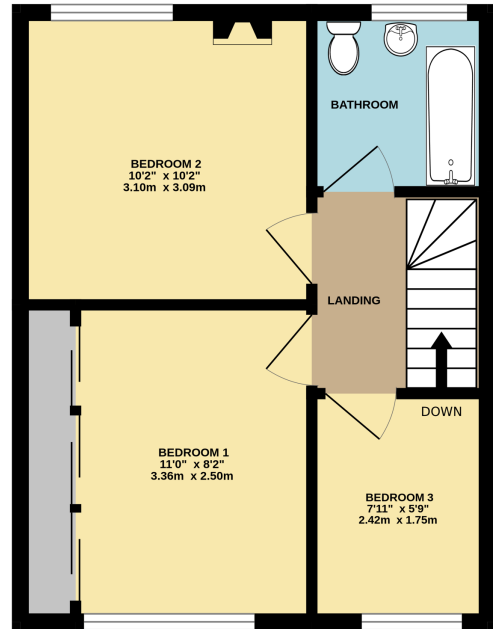
FLOORPLAN & EPC



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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		85
(69-80)	C		
(55-68)	D	63	
(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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