

TO LET

£2,000 pcm



## 13 Norman Road, Thornton Heath, Surrey. CR7 7ED

- Three Large Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Modern Bathroom
- Modern Shower Room
- Utility Room
- Front & Rear Gardens
- New Roof
- Double Glazing
- Gas Central Heating



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### PROPERTY DESCRIPTION

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Situated in an ever popular & quiet residential road within a 5 to 15 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarkets, Croydon University Hospital, library, leisure centre, parkland & well regarded schools. This three bedroom family house benefits from double glazing, gas central heating, a large utility room, an upstairs bathroom & a downstairs shower room. The accommodation is spacious with plenty of natural light throughout. Available from 23/04/2024.



## ROOM DESCRIPTIONS

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### Large Front Garden

Block paved, flowerbeds, rose bushes, laurel, double glazed french doors to:

### Double Glazed Storm Porch

Double glazed picture windows, ceramic tiled floor, original stained glass front door to:

### Large Entrance Hall

Stained glass picture windows, radiator, dado rail, ornate cornice, understairs cupboard housing meters, power points, finger block flooring, stairs with fitted carpet and balustrade to first floor landing, original panel doors to:

### Lounge

14' 6" x 10' 4" (4.42m x 3.15m)

Five double glazed leaded light casement windows into square bay, radiator, mock fireplace with marble surround, ornate cornice, centre rose, picture rail, power points, finger block flooring.

### Dining Room

12' 3" x 9' 5" (3.73m x 2.87m)

Casement windows, radiator, original dresser, shelf, picture rail, wall lights, power points, finger block floor, glazed french doors to utility room and through to:

### Kitchen

9' 2" x 6' 5" (2.79m x 1.96m)

Casement window to rear, plenty of matching fitted wall and base units with laminate worktops housing single drainer one and a half bowl sink unit with mixer tap and tiled splashback, stainless steel double oven, stainless steel gas hob, concealed cooker hood, power points, ceramic tiled floor, part glazed door to:

### Utility Room

12' 8" x 6' 1" (3.86m x 1.85m)

Casement windows overlooking rear garden, double radiator, fridge, freezer, washing machine, gas combination boiler, power points, french doors to rear garden and door to:

### Shower Room

Frosted casement window, fully tiled walls, shower cubicle with electric shower, wall mounted wash hand basin with mixer tap, low flush wc, ceramic tiled floor.

### First Floor Landing

Fitted cupboard, balustrade, dado rail, fitted carpet, entrance to newly insulated loft, doors to:

### Bedroom 1

11' 7" x 10' 3" (3.53m x 3.12m)

Double glazed casement windows overlooking rear garden, radiator, cast iron feature fireplace, two double fitted wardrobes, fitted cupboard and drawers, power points, pine stripped floor.

### Bedroom 2

11' 7" x 9' 7" (3.53m x 2.92m)

Double glazed leaded light casement windows to front, radiator, two double fitted wardrobes, power points, pine stripped flooring.

### Bedroom 3

10' 5" x 6' 1" (3.17m x 1.85m)

Double glazed leaded light casement windows into half splay bay, radiator, power points, pine stripped flooring.

### Bathroom

5' 10" x 5' 6" (1.78m x 1.68m)

Frosted double glazed casement window to rear, fully tiled walls, radiator matching white suite comprising panel bath with mixer tap, shower attachment and folding shower screen, pedestal wash hand basin with mixer tap and mirrored medicine cabinet above, dual flush wc, air extractor, vinyl flooring.

### Rear Garden

Approx. 40ft. Block paved, flowerbeds, shrubs, camelia, shed.

### Tenant Fees & Deposit

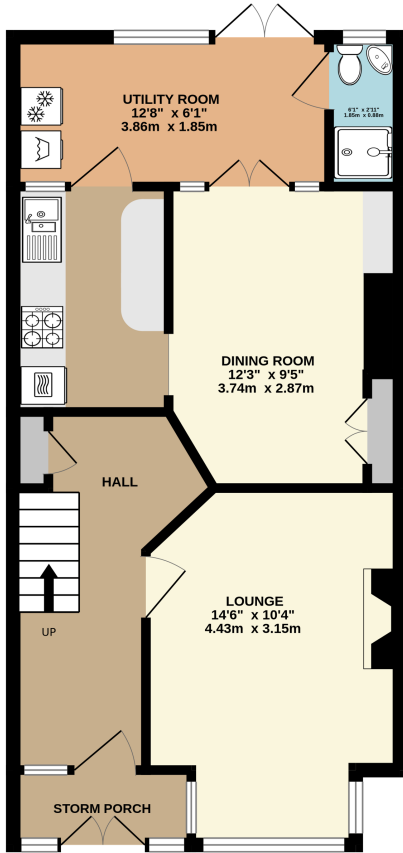
The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



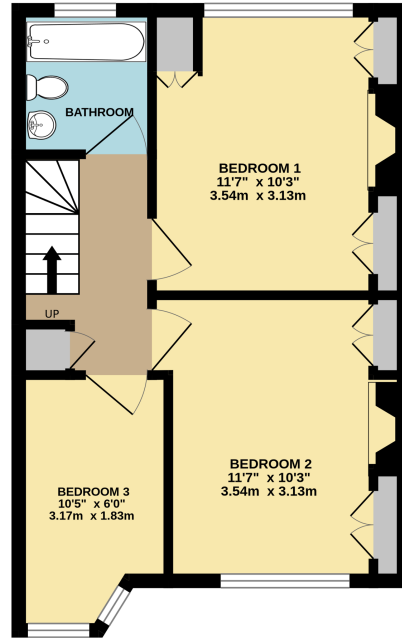
# FLOORPLAN



GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 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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