

TO LET

£1,600 pcm



149a Ecclesbourne Road, Thornton Heath, Surrey. CR7 7BR

- 3 Bedrooms
- Living Room
- Fitted Kitchen
- Modern Bathroom
- Close To Transport
- Own Rear Garden
- Own Front Door
- Double Glazing
- Available Now!
- New Fitted Carpets



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated in an ever popular residential road that is highly convenient for most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Croydon University Hospital, leisure centre, parkland & well regarded schools. A spacious three bedroom first floor maisonette that has been modernised & redecorated throughout. This three bedroom first floor purpose built first floor maisonette benefits from new fitted carpets, a fitted kitchen, modern bathroom, own rear garden, own front door & good size rooms with plenty of natural light throughout. Available Now!!



ROOM DESCRIPTIONS

Front Garden:

Steps down to path to:

Porch:

Front door to:

Entrance Hall:

Picture window, radiator, laminate flooring, stairs to:

Mezzanine Landing:

New fitted carpet, cupboard housing meters, stairs with new carpet, to first floor landing, doors to:

Living Room:

11' 1" x 9' 9" (3.38m x 2.97m) Double glazed casement window to side, double radiator, downlighters, power points, new padded vinyl flooring, through to;

Fitted Kitchen:

7' 8" x 7' 5" (2.34m x 2.26m) Double glazed casement window to side, modern matching fitted wall & base units with laminate work tops housing single drainer stainless steel sink unit with mixer tap, stainless steel oven, gas hob, plumbed for washing machine, gas combination boiler, downlighters, power points, new vinyl flooring, door to stairs down to own rear garden.

Bathroom:

7' 5" x 6' 2" (2.26m x 1.88m) Dual aspect frosted double glazed casement windows, radiator, modern matching white suite comprising of panel bath with mixer tap & shower attachment, pedestal wash hand basin, low level wc, air extractor, downlighters, new vinyl flooring.

First Floor Landing:

New fitted carpet, doors to;

Bedroom 1:

11' 9" x 9' 0" (3.58m x 2.74m) Double glazed casement window overlooking rear garden, radiator, power points, new fitted carpets.

Bedroom 2:

11' 1" x 9' 0" (3.38m x 2.74m) Double glazed casement window to front, radiator, power points, new fitted carpet.

Bedroom 3:

8' 3" x 5' 5" (2.51m x 1.65m) Double glazed casement window to front, radiator, power points, new fitted carpet.

Own Rear Garden:

35' 0" x 7' 11" (10.67m x 2.41m) Artificial grass, patio area.

Please Note:

The tenant will be required to pay one months rent in advance & five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one weeks rent.



FLOORPLAN & EPC

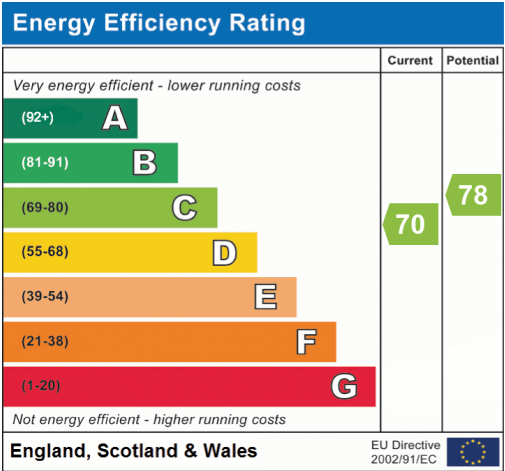


GROUND FLOOR
26 sq.ft. (2.4 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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