

TO LET

£2,450 pcm



## 364 Brigstock Road, Thornton Heath, Surrey. CR7 7JF

- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Diner
- Bathroom
- Shower Room
- Conservatory
- Garden
- Off Street Parking For Two Cars
- Double Glazing
- Gas Central Heating



Kingsbury Property Services  
48, High Street, Thornton Heath, CR7 8LF

0208 689 0808  
response@kingsburys.com





### PROPERTY DESCRIPTION

---

Situated within a 2-20 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarkets, Library, well regarded schools and Croydon University Hospital. An exceptionally spacious furnished four bedroom family house with a wealth of accommodation throughout. The rooms are all generous and benefit from plenty of natural light. Highly recommended. Available immediately



## ROOM DESCRIPTIONS

---

### Front Garden

Block paved off street parking, frosted leaded light double glazed front door to:

### Storm Porch

Frosted double glazed picture windows, ceramic tiled floor, part glazed front door to:

### Entrance Hall

Stained glass picture window, radiator, picture rail, understairs cupboard housing consumer unit, power points, laminate flooring, stairs with balustrade to first floor landing, laminate flooring, doors to:

### Lounge

15' 9" x 13' 6" (4.80m x 4.11m) 15' 9" x 13' 6" (4.80m x 4.11m)  
Double glazed casement windows into square bay, double radiator, power points, laminate flooring.

### Family Room

Tiled fireplace with gas coal effect fire, radiator, power points, laminate flooring, through to:

### Kitchen/Diner

19' 0" x 18' 7" (5.79m x 5.66m) L-Shaped  
Double glazed casement window to rear, two double glazed Velux windows, plenty of fitted wall and base units with laminate worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap and tiled splashback, double oven, 5 ring gas hob with cooker hood, washing machine, tumble dryer, dishwasher, fridge/freezer, power points, double glazed sliding patio door to conservatory and through to:

### Lobby

Door to conservatory and door to:

### Downstairs Shower Room

Double glazed casement window, fully tiled walls, radiator, white suite comprising shower, dual flush wc, wall mounted wash hand basin, ceramic tiled floor, air extractor.

### Conservatory

13' 2" x 12' 5" (4.01m x 3.78m)  
Triple aspect double glazed casement windows overlooking rear garden, wall lights, ceramic tiled floor, double glazed patio door to rear garden.

### First Floor Landing

Balustrade, power point, fitted carpet, stairs to second floor landing and original panel doors to:

### Bedroom 1

16' 4" x 12' 10" (4.98m x 3.91m)  
Double glazed casement windows into square bay, radiator, plenty of modern matching contemporary wardrobes with shelving, power points, laminate flooring.

### Bedroom 3

13' 0" x 12' 10" (3.96m x 3.91m)  
Double glazed casement windows overlooking rear garden, radiator, free standing wardrobes, power points, laminate flooring.

### Bedroom 4

8' 0" x 6' 11" (2.44m x 2.11m)  
Double glazed casement window to front, radiator, fitted wardrobes and cupboards, power point, laminate flooring.

### Bathroom

Frosted double glazed casement windows to rear, fully tiled walls, chrome heated towel rail, contemporary style white suite comprising jacuzzi panel bath with rose head and hand held shower above, dual flush wc, vanity unit housing wash hand basin with mixer tap and mirror above, downlighters, ceramic tiled floor.

### Second Floor Landing

Storage cupboard into eaves, fitted carpet, door to:

### Bedroom 2

17' 2" x 14' 4" (5.23m x 4.37m)  
Double glazed skylights, fitted wardrobes, power points, laminate flooring.

### Rear Garden

Approx. 30ft. Grass, small patio area.

### 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.

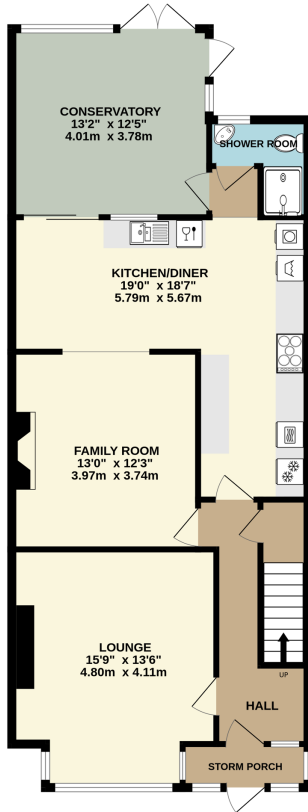




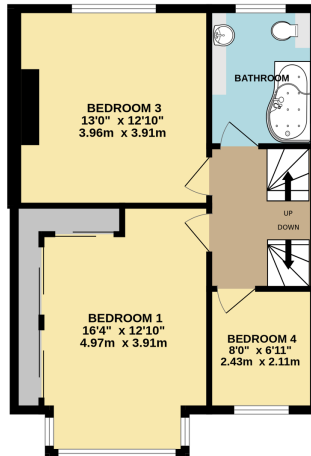
# FLOORPLAN



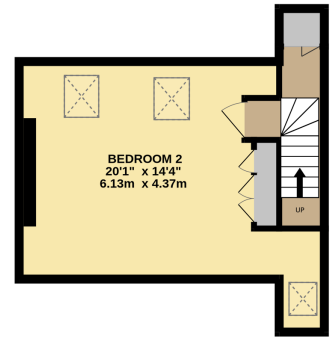
GROUND FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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.  
Made with Metropix ©2023