

TO LET

£1,750 pcm



13 Cranbrook Road, Thornton Heath, Surrey. CR7 8PQ

- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Large Upstairs Bathroom
- Large Rear Garden
- Renewed Roof
- Double Glazing
- Quiet Location
- Available Immediately



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

0208 689 0808
response@kingsburys.com



PROPERTY DESCRIPTION

Situated in a quiet and much favoured residential road which is convenient for train station, bus routes, Crystal Palace Triangle, local shops, protected parkland and well regarded schools. This two double bedroom Victorian terraced house has been well maintained and newly redecorated to a good standard. Benefits include a large rear garden, plenty of character, a good size fitted kitchen, a large upstairs bathroom and well planned accommodation with plenty of natural light throughout. Available immediately.



ROOM DESCRIPTIONS

Front Garden

Flowerbed, path to:

Porch

Part glazed front door to:

Entrance Hall

Frosted picture window, ornate cornice, ceramic tiled floor, doors to:

Lounge

12' 0" x 10' 11" (3.66m x 3.33m)

Double glazed casement windows into splay bay, two double radiators, tiled fireplace, coved cornice, power points, pine stripped floor.

Diner

13' 10" x 12' 7" (4.22m x 3.84m)

Double glazed casement window overlooking rear garden, double radiator, shelf, cupboard housing consumer unit, power points, pine stripped flooring, ceramic tiled and wood stairs to first floor landing, through to:

Kitchen

9' 0" x 8' 5" (2.74m x 2.57m)

Dual aspect double glazed casement windows overlooking rear garden, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven, gas hob and cooker hood, fridge/freezer, plumbing for washing machine, gas combination boiler, downlighters, power points, ceramic tiled floor, double glazed door to rear garden.

First Floor Landing

Ornate balustrade, storage shelving, entrance to loft, coved cornice, part ceramic and carpeted floor, pine stripped doors to:

Bedrom 1

14' 3" x 10' 0" (4.34m x 3.05m)

Two double glazed casement windows to front, double radiator, wall to wall fitted wardrobes, cast iron feature fireplace, coved cornice, power points, pine stripped floor.

Bedroom 2

11' 10" x 9' 1" (3.61m x 2.77m)

Double glazed casement window overlooking rear garden, radiator, cast iron feature fireplace, fitted wardrobes with drawers, coved cornice, power points, pine stripped flooring.

Large Bathroom

9' 1" x 8' 6" (2.77m x 2.59m)

Double glazed casement window overlooking rear garden, fully tiled walls, double radiator, modern matching white suite comprising panel bath with mixer tap, electric shower and folding shower screen, pedestal wash hand basin, low flush wc, downlighters, ceramic tiled floor.

Large Rear Garden

Approx. 70ft. Laid to lawn, shrubs, patio area.

PLEASE NOTE:

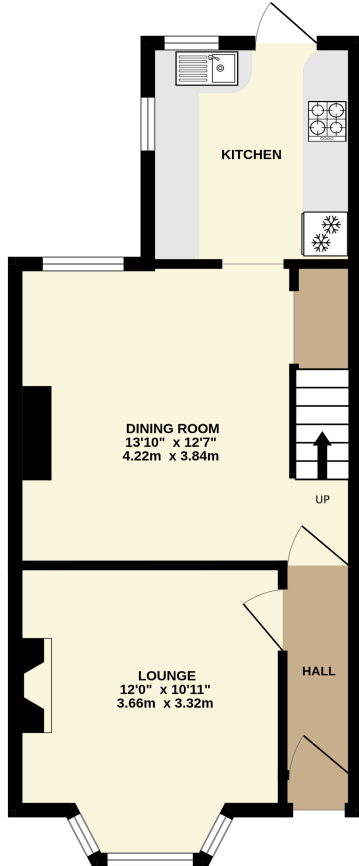
The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



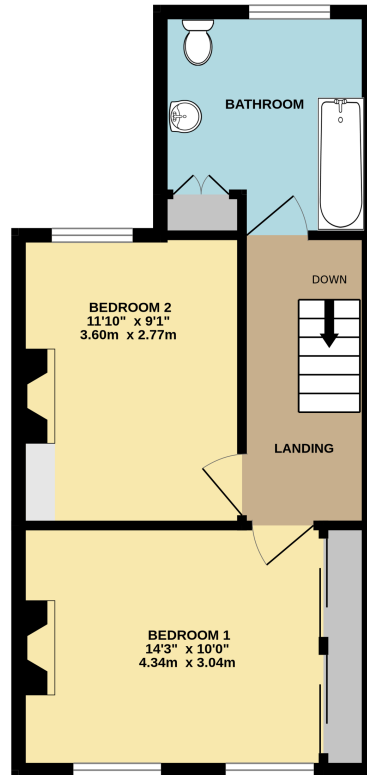
FLOORPLAN & EPC



GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Head Office
48, High Street, Thornton Heath, CR7 8LF
0208 689 0808
response@kingsburys.com