

TO LET

£1,200 pcm



17 Brook Road, Thornton Heath, Surrey. CR7 7RD

- One Double Bedroom
- Living Room
- Fully Fitted Kitchen/Breakfast Room
- Modern Bathroom
- Own Front & Rear Gardens
- Gas Central Heating
- Character Features
- Very Close To Station
- Popular Residential Road
- Fully Furnished



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated in an ever popular and highly convenient residential road within a 2-7 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre, library and protected parkland. An exceptionally spacious one double bedroom ground floor maisonette with its own front door, character features, high ceilings and plenty of storage. The accommodation is well planned and has plenty of natural light throughout. Furnished and available from 22/10/2022.



ROOM DESCRIPTIONS

Large Front Garden

Mature shrubs including cotoneaster and hebe, rose bushes, cherry tree, laid to lawn, gated side access, original quarry tiled path to:

Porch

With original tiled floor, own part stained glass front door to:

Entrance Hall

Leaded light picture window, radiator, ornate cornice, corbels, picture rail, dado rail, storage cupboards, power points, laminate flooring, original panel doors to:

Living Room

15' 6" x 12' 4" (4.72m x 3.76m)

Sash windows into large splay bay, double radiator, fireplace with mantel and original mirror, centre rose, ornate cornice, picture rail, power points, laminate flooring.

Bedroom

12' 11" x 10' 3" (3.94m x 3.12m) 12' 11" x 10' 3" (3.94m x 3.12m)

Large sash window overlooking own rear garden, double radiator, original tiled fireplace with ornate mantelpiece, centre rose, coved cornice, mirrored wardrobe, new fitted carpet, power points.

Fitted Kitchen/Breakfast Room

13' 8" x 10' 4" (4.17m x 3.15m)

Large sash window overlooking rear garden, plenty of modern matching fitted wall and base units with Beechblock worktops and breakfast bar, single drainer one and a half bowl stainless steel sink unit with mixer tap, tiled splashback, stainless steel oven, stainless steel gas hob, stainless steel cooker hood, Smeg fridge, freezer, washer/dryer, microwave, power points, new vinyl flooring, doors to:

Lobby

Vinyl flooring, door to:

Bathroom

10' 4" x 6' 4" (3.15m x 1.93m)

Frosted casement window, modern matching suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin with tiled splashback low flush wc.

Own Rear Garden

Approx. 37ft. Grass, mature shrubs, conifer, air raid shelter for storage, outside tap, outside power, gated side access.

PLEASE NOTE:

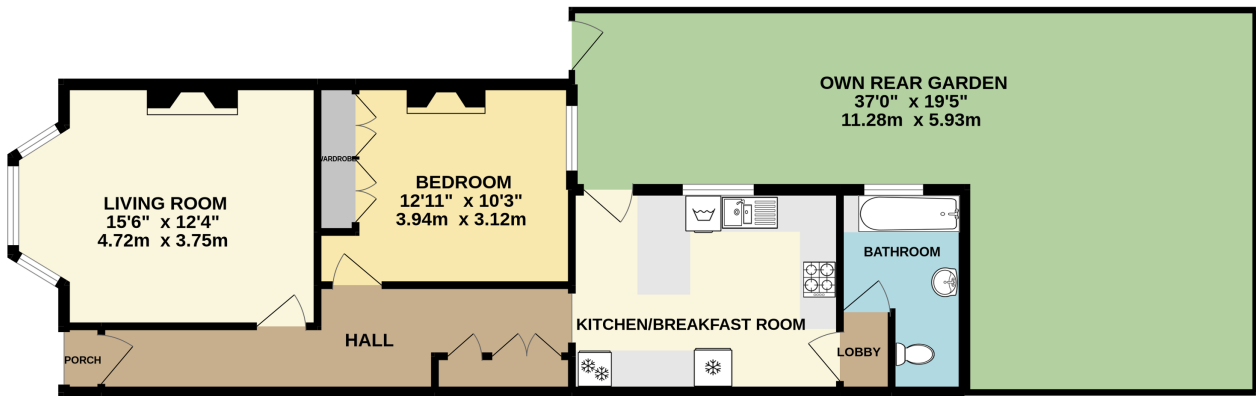
The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



FLOORPLAN



GROUND FLOOR 618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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