

TO LET

£1,550 pcm



## 14 Melton Court Havelock Road, East Croydon, Surrey. CR0 6QQ

- 2 Double Bedrooms
- Lounge/Diner
- Fully Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Electric Heating
- Close To East Croydon Station
- Available 15/04/2025



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### PROPERTY DESCRIPTION

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Situated in a quiet and ever popular residential road within a 3-15 minute walk of most local amenities including East Croydon train station, Sandilands tram link, bus routes, local shops, supermarket and well regarded schools. The property benefits from a large lounge/diner, a good size fitted kitchen, recent fitted carpets and plenty of natural light throughout.

Available 09/04/2025





## ROOM DESCRIPTIONS

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### Communal Front Garden

Laid to lawn, mature evergreen shrubs.

### Own Front Door To:

#### Entrance Hall

Dimplex electric heater, airing cupboard housing fully lagged hot water cylinder, cloaks cupboard housing electric meter and fuse box, coved cornice, phone point, fitted carpet, doors to:

#### Lounge/Dining Room

17' 5" x 11' 11" (5.31m x 3.63m)

Double aspect double glazed casement windows, two night storage heaters, coved cornice, phone point, Cable TV point, five power points, fingerblock flooring, recent fitted carpet.

#### Kitchen

10' 7" x 8' 5" (3.23m x 2.57m)

Double aspect, double glazed casement windows, plenty of modern matching fitted wall and base units with under unit lighting, laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel double oven, cooker hood, washer/dryer, low voltage spotlights, fridge/freezer, nine power points, air extractor, ceramic tiled floor.

### Bedroom 1

11' 10" x 10' 6" (3.61m x 3.20m)

Double glazed casement window to side, electric convector heater, wall to wall and floor to ceiling fitted wardrobes with shelving, coved cornice, five power points, fingerblock flooring, recent fitted carpet.

### Bedroom 2

11' 8" x 9' 8" (3.56m x 2.95m)

Double glazed casement windows to front, "Creda" night storage heater, matching fitted wardrobes with cupboards above, double bed space, matching dresser with drawers, five power points, fitted carpet.

### Bathroom

8' 5" x 6' 10" (2.57m x 2.08m)

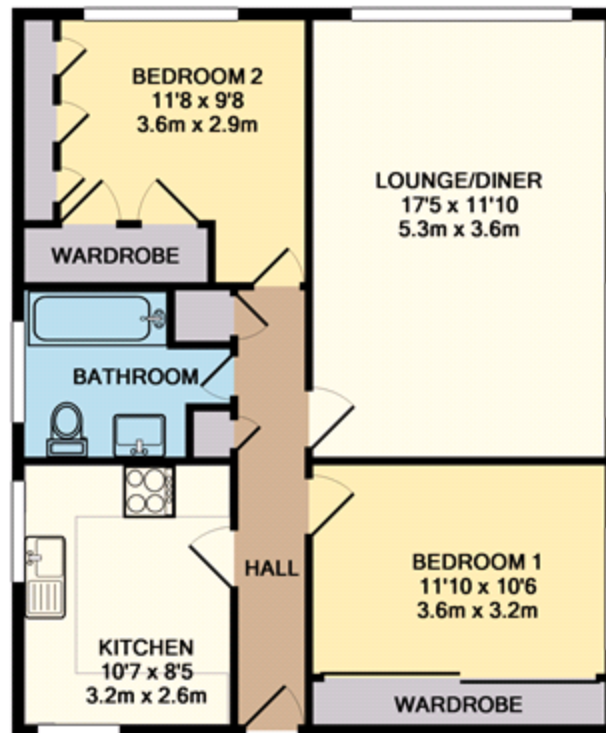
Frosted double glazed casement window to side, fully tiled walls with ceramic patterned border, modern matching white suite comprising panel bath with "Sadia" electric shower above, vanity unit with marble top housing inset wash hand basin with mixer tap, plenty of matching fitted wall cupboards, low flush wc, vinyl flooring.

### Unreserved Off Street Parking

#### 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.





TOTAL APPROX. FLOOR AREA 60.2 SQ.M. (648 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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