

TO LET

£1,800 pcm



4 Alpha Road, East Croydon. CR0 6TH

- 2 Double Bedrooms
- Two Reception Rooms
- Large Fitted Kitchen
- Utility Room
- Modern Upstairs Bathroom
- Double Glazing
- Gas Central Heating
- Good Condition
- Close To East Croydon Station
- No Onward Chain.



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PROPERTY DESCRIPTION

Situated in a quiet and ever popular cul-de-sac in a highly convenient location within a 2-5 minute walk of most local amenities including East Croydon train station, tram station, bus routes, local shops and well regarded schools. This two double bedroom two reception room terraced house is decorated in a contemporary style to a good standard. Benefits include a good size fitted kitchen, a utility room, a large modern upstairs bathroom, plenty of natural light and good size accommodation throughout. Must Be Seen!



ROOM DESCRIPTIONS

Front Garden

Path to glazed front door to:

Storm Porch

Picture window, radiator with cover, coved cornice, laminate flooring, stairs with recent fitted carpet to first floor landing, doors to:

Lounge

3.98m x 2.78m (13' 1" x 9' 1")

Double glazed casement windows with blinds into splay bay, radiator with cover, wall lights, coved cornice, power points, parquet flooring.

Dining Room

3.70m x 3.35m (12' 2" x 11')

Double glazed casement window overlooking rear garden, radiator with cover, coved cornice, understairs cupboard, power points, laminate flooring, folding door to:

Kitchen

3.38m x 2.18m (11' 1" x 7' 2")

Double glazed casement window overlooking rear garden, modern matching fitted wall and base units with laminate worktops housing electric hob, stainless steel oven, stainless steel cooker hood, fridge/freezer, chrome downlighters, power points, vinyl flooring, part glazed door to rear garden, through to:

Utility Room

2.21m x 1.54m (7' 3" x 5' 1")

Double glazed casement window overlooking rear garden, modern matching fitted base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap, washing machine, dishwasher, power points, spotlights, vinyl flooring.

First Floor Landing

Radiator, smoke alarm, spotlights, fitted carpet, doors to:

Bedroom 1

3.75m x 3.39m (12' 4" x 11' 1")

Two double glazed casement windows, double radiator, power points, fitted carpet, stairs and door to boarded loft with light.

Bedroom 2

3.39m x 2.58m (11' 1" x 8' 6")

Double glazed casement window overlooking rear garden, double radiator, power points, fitted carpet.

Large Bathroom

3.40m x 2.26m (11' 2" x 7' 5")

Frosted double glazed casement window, chrome heated towel rail, modern matching white suite comprising panel bath with mixer tap and shower attachment, large shower unit, vanity unit housing large wash hand basin with mixer tap and tiled splashback, dual flush wc, cupboard housing gas combination boiler, ceramic tiled floor, downlighters.

Rear Garden

Approx. 32ft. Patio area, flowerbeds with shrubs, shed, outside light.

TENANT FEES & DEPOSIT

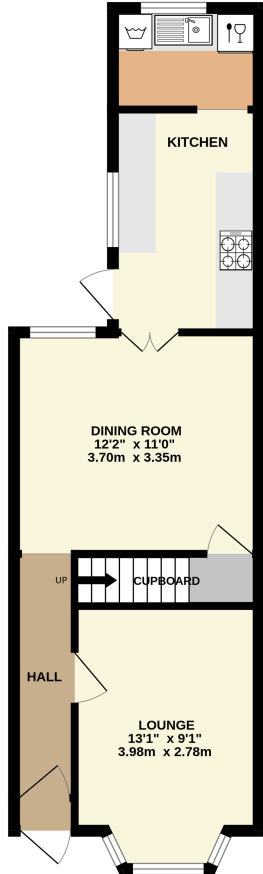
The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



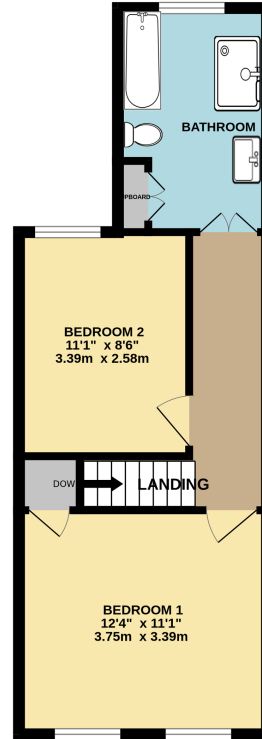
FLOORPLAN & EPC



GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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