

TO LET

£1,600 pcm



16 Gilsland Road, Thornton Heath, Surrey. CR7 8RQ

- Two Double Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Large Modern Bathroom
- Front & Rear Gardens
- Gas Central Heating
- Double Glazing
- Good Condition
- Close To Amenities
- Available 01/03/2023



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated in a quiet and ever popular residential road within a 2-5 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket leisure centre and well regarded schools. A well presented two double bedroom terraced house with a large upstairs bathroom, a fitted kitchen and well planned spacious accommodation and plenty of natural light throughout. Highly recommended. AVAILABLE FROM 01/03/2023..



ROOM DESCRIPTIONS

Front Garden

Paved, porch, front door to:

Open Plan Lounge/Diner

26' 7" x 12' 10" (8.10m x 3.91m)

Double glazed casement windows into square bay, three radiators, alcove, cupboard housing consumer unit, smoke alarm, power points, pine stripped floor, stairs to first floor landing, through to:

Large Kitchen

11' 8" x 7' 9" (3.56m x 2.36m)

Double glazed casement window overlooking rear garden, plenty of modern matching fitted wall and base units with soft close drawers, laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven with 5 ring gas hob, fridge/freezer, washing machine, dishwasher, gas combination boiler, high beamed ceiling into eaves, spotlights, power points, ceramic tiled floor, double glazed door to rear garden and door to:

Large Bathroom

11' 5" x 6' 8" (3.48m x 2.03m)

Frosted double glazed casement window to side, half tiled walls, chrome heated towel rail, contemporary style white four piece suite comprising panel bath with mixer tap and shower attachment, shower unit, vanity unit housing square wash hand basin with mixer tap, dual flush wc, high level beamed ceiling, spotlights, ceramic tiled floor.

First Floor Landing

Entrance to loft, pine stripped floor, doors to:

Bedroom 1

12' 10" x 10' 7" (3.91m x 3.23m)

Two double glazed casement windows to front, radiator, fitted wardrobe, power points, spotlights, fitted carpet.

Bedroom 2

12' 10" x 10' 5" (3.91m x 3.18m)

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

Rear Garden

Approx. 50ft. Patio area, laid to lawn, shed, outside tap, gated rear access.

PLEASE NOTE:

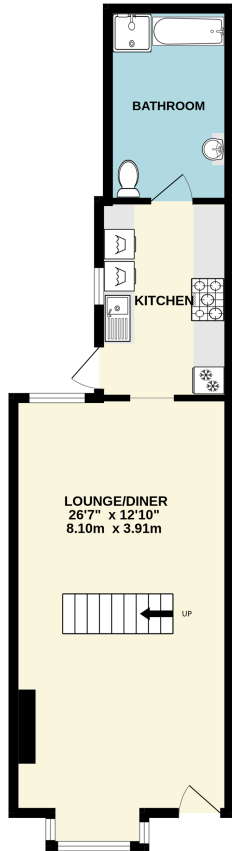
The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



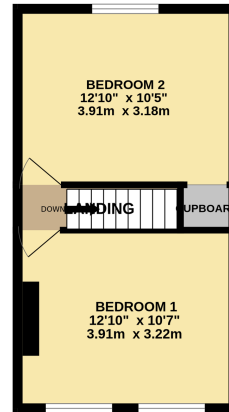
FLOORPLAN & EPC



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.8 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			78
(55-68) D		54	
(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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