

TO LET

£2,100 pcm



21 Winterbourne Road, Thornton Heath, Surrey. CR7 7QX

- Three Generous Bedrooms
- Large Lounge/Diner
- Large Fitted Kitchen/Breakfast Room
- Modern Bathroom
- Modern Shower Room
- Front & Rear Garden
- Double Glazing
- Gas Central Heating
- Level Walk to Local Amenities
- Part Furnished



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PROPERTY DESCRIPTION

Situated in a popular residential road opposite the well regarded Winterbourne School. Thornton Heath train station, bus routes, local shops and supermarket are all within easy reach. This exceptionally spacious and extended family house benefits from three generous bedrooms, a very large lounge/diner, a huge contemporary style fitted kitchen/breakfast room, a modern downstairs shower room, contemporary style upstairs bathroom and large rooms throughout with plenty of natural light. Part furnished. Available immediately.



ROOM DESCRIPTIONS

Front Garden

Paved, porch with stained glass double glazed front door to:

Large Entrance Hall

Stained glass double glazed picture windows to front, radiator, understairs cupboard housing meters, phone point, power points, laminate flooring, stairs with ornate balustrade and fitted carpet to first floor landing, doors to:

Lounge/Diner

30' 9" x 11' 4" (9.37m x 3.45m)

Double glazed casement windows into splay bay, two radiators, coved cornice, dimmer switch, power points, laminate flooring, double glazed french doors to:

Large Kitchen/Breakfast Room

15' 9" x 13' 3" (4.80m x 4.04m)

Double glazed casement windows overlooking rear garden, double glazed skylights, radiator, plenty of contemporary style fitted wall and base units with granite worktops housing stainless steel sink unit with mixer tap and tiled splashback, Bosch stainless steel double oven, stainless steel gas hob and cooker hood, American style fridge/freezer, integral dishwasher, integral washing machine, gas combination boiler, chrome power points, downlighters, ceramic tiled floor, double glazed patio doors to rear garden and through to:

Lobby

Ceramic tiled floor, downlighters, door to hall and door to:

Shower Room

Fully tiled walls, chrome heated towel rail, contemporary style white suite comprising shower unit, pedestal wash hand basin with mixer tap, dual flush wc, air extractor, ceramic tiled floor.

First Floor Landing

Ornate balustrade, entrance to loft, fitted carpet, doors to:

Bedroom 1

15' 11" x 11' 3" (4.85m x 3.43m)

Double glazed casement windows into splay bay, radiator, wall to wall and floor to ceiling fitted wardrobes with cupboards and drawers, power points, new fitted carpet.

Bedroom 2

14' 2" x 11' 1" (4.32m x 3.38m)

Double glazed casement window overlooking rear garden, radiator, wall to wall and floor to ceiling fitted wardrobes with cupboards and drawers, power points, new fitted carpet.

Bedroom 3

9' 2" x 6' 1" (2.79m x 1.85m)

Double glazed casement window to front, radiator, power point, new fitted carpet.

Large Bathroom

8' 1" x 6' 4" (2.46m x 1.93m)

Frosted double glazed casement window to front, fully tiled walls, chrome heated towel rail, contemporary style white suite comprising panel bath with mixer tap, dual flush wc, vanity unit housing wash hand basin with mixer tap, coved cornice, ceramic tiled floor.

Garden

Approx. 45ft. Paved with flowerbeds, camellia, rose bushes, buddleia, outside tap.

PLEASE NOTE:

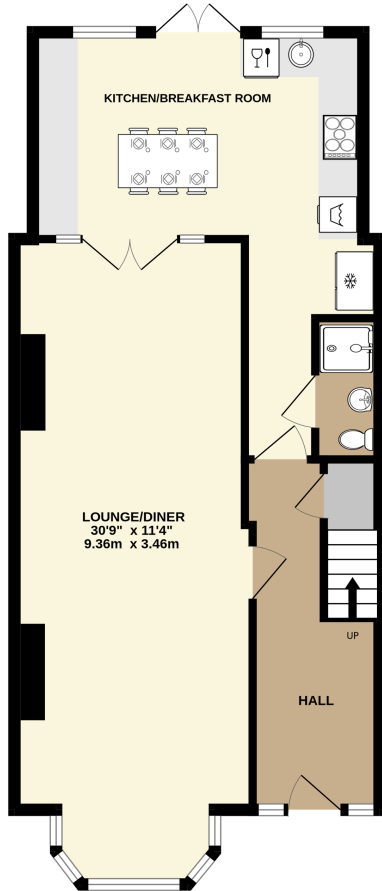
The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



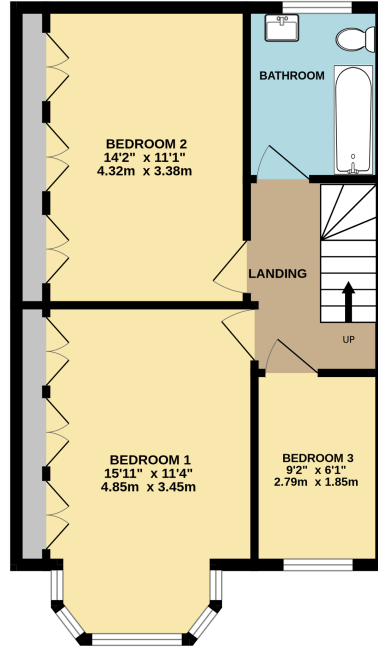
FLOORPLAN & EPC



GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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		79
(55-68)	D	67	
(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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