

TO LET

£1,500 pcm



4a Lyndhurst Road, Thornton Heath, Surrey. CR7 7PU

- 2 Bedrooms
- Large Living Room
- Fitted Kitchen
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Popular Road
- Close To Transport
- Recommended !
- Available 18th February 2025



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated in a quiet and ever popular residential road off London Road highly convenient for most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, restaurants, Croydon University Hospital and well regarded schools. This two bedroom converted flat occupies the first floor of a Victorian residence and benefits from good size rooms with plenty of natural light throughout. Must be seen. Available from 18/02/25,



ROOM DESCRIPTIONS

Front Garden

Quarry tiled path to ornate porch with pillar and original patterned tiled floor, ornate original part stained glass communal front door to:

Communal Entrance Hall

Stained glass picture windows, cornice, picture rail, dado rail, front door to:

Entrance Hall

Dado rail, stairs to:

First Floor Landing

Ornate balustrade, entrance to loft, doors to:

Living Room

14' x 10' 11" (4.27m x 3.33m)

Double glazed casement windows to front, radiator, cast iron feature fireplace with tiled surround, ornate cornice, picture rail, phone point, power points, through to:

Kitchen

8' x 6' 6" (2.44m x 1.98m)

Double glazed casement windows to front, double radiator, air extractor, modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, cooker with double oven and gas hob, washing machine, gas combination boiler, power points.

Bedroom 1

13' 10" x 10' 11" (4.22m x 3.33m)

Double glazed casement window to rear, double radiator, power points.

Bedroom 2

8' 5" x 7' 7" (2.57m x 2.31m)

Double glazed casement window to rear, radiator, Cable point, power points.

Bathroom

Air extractor, half tiled walls, modern matching white suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, dual flush wc, mirrored medicine cabinet.

PLEASE NOTE:

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

PLEASE NOTE:

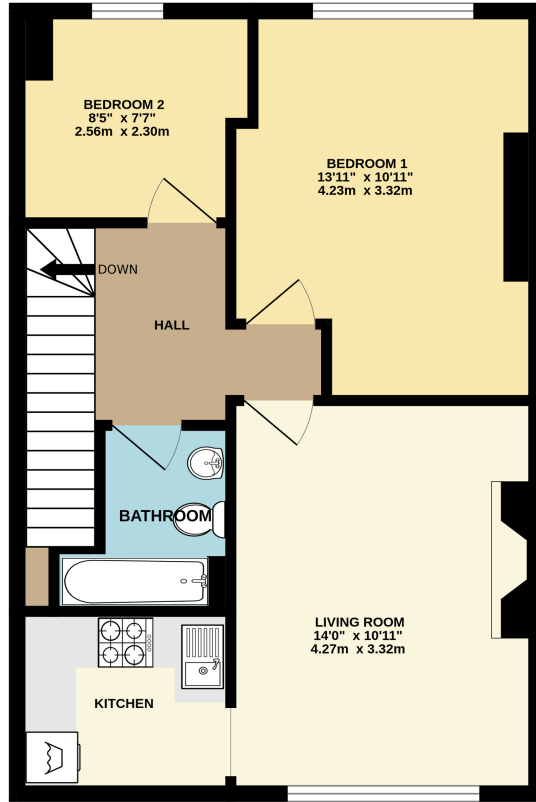
The owner of this property is a partner of Kingsbury Estate Agents



FLOORPLAN & EPC



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 500 sq.ft. (46.5 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+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(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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