

TO LET

£1,850 pcm



66b Parchmore Road, Thornton Heath, Surrey. CR7 8LW

- 3 Bedroom Flat
- Own Rear Garden
- Newly Decorated
- Fitted Kitchen
- Close to Transport
- Spacious Rooms
- Some New Flooring
- Available 14/04/2024



Kingsbury Property Services
48, High Street, Thornton Heath, CR7 8LF

0208 689 0808
response@kingsburys.com



PROPERTY DESCRIPTION

Situated in a popular location within a 1-7 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Doctors surgery and well regarded schools. A good size three bedroom conversion which benefits from direct access to own rear garden, a fitted kitchen, recent flooring, a separate wc and well planned accommodation with plenty of natural light throughout. Highly recommended.

Available 24/04/2024.



ROOM DESCRIPTIONS

Front Garden

Crazy paved, steps to porch with original tiled floor, recent part double glazed front door to:

Communal Entrance Hall

Vinyl flooring, front door to:

Entrance Hall

Vinyl flooring, stairs to:

Mezzanine Landing

Radiator, entrance to loft, recent laminate flooring, doors to:

Separate WC

Frosted casement window to side, dual flush wc, new vinyl flooring.

Bathroom

Part frosted sash window to side, fully tiled walls, radiator, matching white suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, medicine cabinet above, vinyl flooring.

Kitchen

9' 0" x 7' 4" (2.74m x 2.24m)

Sash window, fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap, new gas oven and hob, fridge, washing machine, Worcester gas combination boiler, power points, vinyl flooring.

Living Room

11' 11" x 9' (3.63m x 2.74m)

Double glazed casement window overlooking rear garden, double radiator, power points, laminate flooring, double glazed door to balcony and cast iron steps down to own share of rear garden.

Bedroom 1

13' 10" x 11' 2" (4.22m x 3.40m)

Double glazed casement windows into splay bay, double radiator, cast iron feature fireplace with tiled surround and marble mantel, phone point, power point, laminate flooring.

Bedroom 2

11' 9" x 11' 6" (3.58m x 3.51m)

Large sash window overlooking rear garden, radiator, cast iron feature fireplace with tiled surround, fitted cupboard, power points, fitted carpet.

Bedroom 3

7' 10" x 6' 3" (2.39m x 1.91m)

Double glazed casement window into oriel bay, double radiator, power points, recent laminate flooring.

Own Rear Garden

36' 0" x 19' 0" (10.97m x 5.79m)

Large patio area, grass, sheds.

TENANT FEES & DEPOSIT

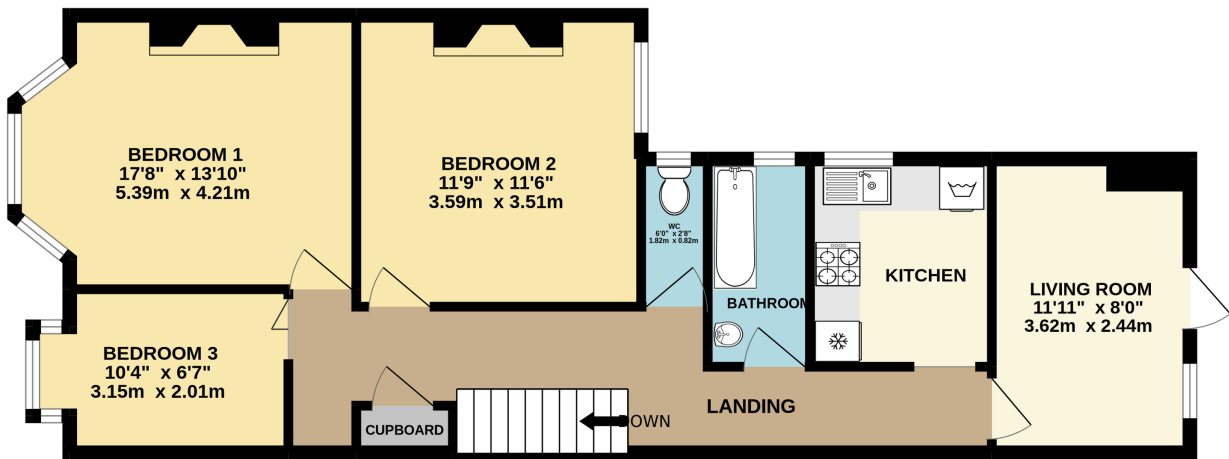
The tenant will be required to pay five weeks rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.

First Floor Landing

Entrance to loft, fitted cupboard, ornate balustrade, new laminate flooring, original panel doors to:



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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.
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	