

TO LET

£2,100 pcm



## 30 Kimberley Road, Croydon, Surrey. CR0 2PU

- Two Reception Rooms
- Three Bedrooms
- Fitted Kitchen
- Modern Bathroom
- Front & Rear Gardens
- New Double Glazing
- Gas Central Heating
- Good Condition
- Available Immediately



**Kingsbury Property Services**  
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### PROPERTY DESCRIPTION

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Situated in a popular and quiet residential road within a 5-10 minute walk of most local amenities including Croydon University Hospital, train stations, bus routes, local shops, supermarkets, Leisure Centre, library and well regarded schools. A well presented three bedroom family house which benefits from gas central heating, new double glazing, an upstairs bathroom and gardens to front and rear. Highly recommended Available immediately.



## ROOM DESCRIPTIONS

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### Front Garden

Paved, flowerbeds, path to double glazed front door to:

### New Double Glazed Storm Porch

Light and quarry tiled floor, part stained glass front door to:

### Entrance Hall

Stained glass picture windows, double radiator, understairs cupboard housing consumer unit and gas meter, power points, laminate flooring, stairs to first floor landing, doors to:

### Lounge

12' 6" x 10' 10" (3.81m x 3.30m)

New double glazed casement windows into splay bay, double radiator, mock fireplace, picture rail, power points, laminate flooring.

### Dining Room

12' 3" x 10' 3" (3.73m x 3.12m)

New double glazed casement windows overlooking rear garden, double radiator, mock fireplace, picture rail, power points, laminate flooring, new double glazed French doors to rear garden.

### Kitchen

8' 11" x 5' 11" (2.72m x 1.80m)

New frosted double glazed casement window to rear, modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven, stainless steel gas hob, stainless steel cooker hood, fitted cupboard housing gas combination boiler, power points, ceramic tiled floor, new frosted double glazed door to rear garden.

### First Floor Landing

Deep storage cupboard, laminate flooring, entrance to loft, doors to:

### Bedroom 1

13' 0" x 10' 7" (3.96m x 3.23m)

New double glazed casement windows to front, radiator, mock fireplace, radiator, power points, fitted carpet.

### Bedroom 2

12' 3" x 10' 7" (3.73m x 3.23m) 12' 3" x 10' 7" (3.73m x 3.23m)

New double glazed casement windows overlooking rear garden, radiator, fitted wardrobe, shelving, picture rail, power points, fitted carpet.

### Bedroom 3

7' 3" x 5' 8" (2.21m x 1.73m)

New double glazed casement windows to front, radiator, picture rail, power points, fitted carpet.

### Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

New frosted double glazed casement window to rear, fully tiled walls, radiator, modern matching white suite comprising panel bath with mixer tap and shower above, pedestal wash hand basin with mixer tap and mirrored medicine cabinet above, dual flush wc, ceramic tiled floor, air extractor.

### Rear Garden

Approx. 55ft. Laid to lawn, flowerbeds, ornamental tree, conifers, shrubs, flowerbeds, outside tap and light.

### PLEASE NOTE:

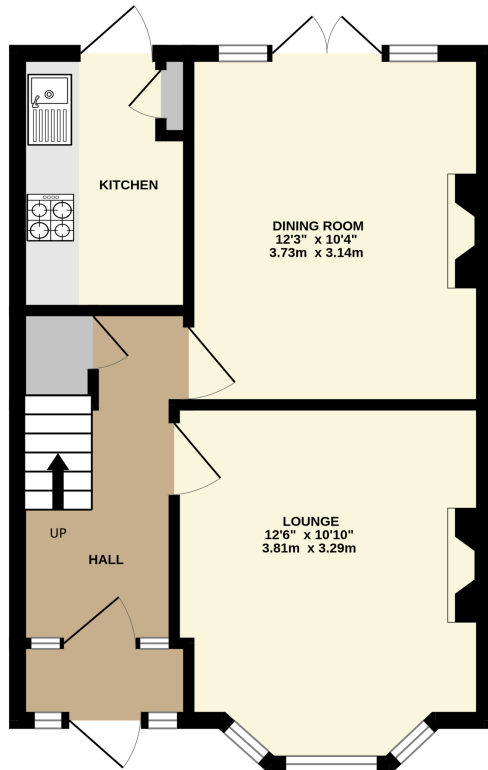
The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



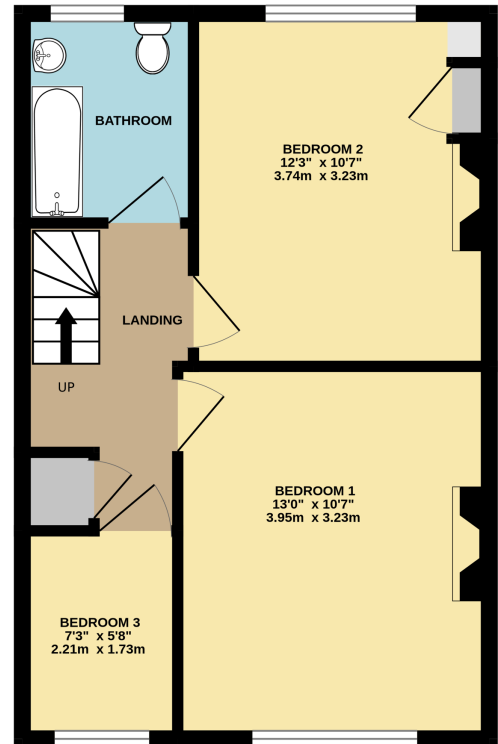
# FLOORPLAN & EPC



GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

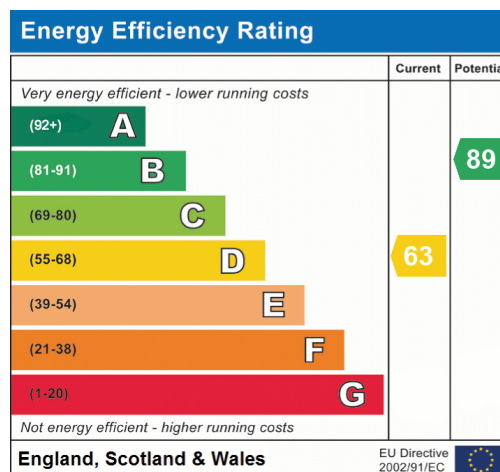


1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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