

TO LET

£1,600 pcm



9 Hythe Road, Thornton Heath. CR7 8QQ

- Three Bedrooms
- Kitchen/Lounge/Diner
- Bathroom
- Own Front Door
- Sash Windows
- Gas Central Heating
- Quiet Location
- Available Immediately
- Unfurnished



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated in a quiet and ever popular residential road off Grange Road. Convenient for most local amenities including Thornton Heath train station, bus routes, local shops, supermarkets, protected parkland and well regarded schools. A spacious three bedroom ground floor purpose built maisonette with its own front door, a good size kitchen/living room, own front and rear gardens. Available now. Unfurnished.



ROOM DESCRIPTIONS

Own Front Garden

Flowerbeds, shrubs, path to:

Porch

Part glazed front door to:

Entrance Hall

Deep fitted cupboard, ornate cornice, dado rail, power points, laminate flooring, doors to:

Bedroom 1

13' 4" x 11' 10" (4.06m x 3.61m) Sash windows to front, double radiator, tiled fireplace, picture rail, power points, laminate flooring.

Bedroom 2

11' 11" x 10' 6" (3.63m x 3.20m)

Sash window overlooking rear garden, radiator, tiled fireplace, fitted cupboard, power points, vinyl flooring.

Bedroom 3

8' 9" x 7' 11" (2.67m x 2.41m)

Sash window to side.

Lounge/Diner/Kitchen

0m x 0m (0' 0" x 0' 0") 17' 11" x 13' 10" (5.46m x 4.22m)

Sash windows overlooking rear garden, double radiator, modern fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven, electric hob, cooker hood, plumbing for washing machine, coved cornice, spotlights, power points, vinyl flooring, double glazed door to rear garden and door to:

Bathroom

9' 7" x 4' 6" (2.92m x 1.37m)

Frosted picture window, chrome heated towel rail, modern matching white suite comprising panel bath with mixer tap, shower attachment and tiled splashback, pedestal wash hand basin with mixer tap, tiled splashback and mirrored medicine cabinet above, low flush wc, vinyl flooring.

Own Rear Garden

Approx. 27ft.

PLEASE NOTE:

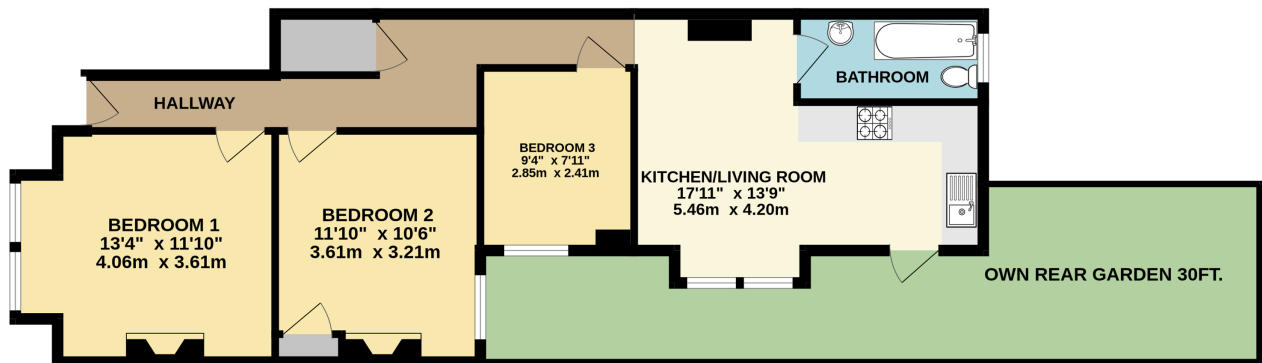
The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



FLOORPLAN



GROUND FLOOR 673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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