

TO LET

£1,300 pcm



## Ground Floor Flat, 70 Woodville Road, Thornton Heath. CR7 8LJ

- One Double Bedroom
- Large Living Room
- Fitted Kitchen/Breakfast room
- Modern Bathroom
- Own Large Rear Garden
- Close To All Amenities
- Double Glazing
- Gas Central Heating
- Excellent Condition
- Available 17/07/2025.





### PROPERTY DESCRIPTION

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Situated in an ever popular & highly convenient residential road within a five to ten minute walk of most local amenities including Thornton Heath Train Station, bus routes, local shops, supermarket & leisure centre. A spacious one bedroom ground floor flat with it's own rear garden, a large fully fitted kitchen/breakfast room, a modern bathroom, a double bedroom & a large living room. This converted flat has been modernised & decorated to a high standard throughout and benefits from recent fitted carpets. Highly Recommended ! Available from 17/06/2025.





## ROOM DESCRIPTIONS

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### **Communal Front Garden:**

Path to:

### **Porch:**

original quarry tiled floor, Part glazed communal front door to:

### **Communal Entrance Hall:**

Frosted double glazed picture window, fitted cupboard housing meters, front door to:

### **Entrance Hall:**

radiator, under stairs storage cupboard, fitted carpet, doors to:

### **Living Room:**

13' 8" x 12' 5" (4.17m x 3.78m) Double glazed casement windows into splay bay, double radiator, mock fireplace, power points, fitted carpet.

### **Bedroom:**

11' 3" x 9' 9" (3.43m x 2.97m) Double glazed casement window overlooking own rear garden, radiator, alcove, shelving, power points, fitted carpet, double glazed French doors to rear garden.

### **Large Kitchen/Breakfast Room:**

12' 7" x 10' 3" (3.84m x 3.12m) Double glazed casement window to side, double radiator, modern matching fitted wall & base units with laminate work tops housing single drainer stainless steel sink unit with mixer tap & tiled splash back, oven, gas hob, washing machine, dishwasher, fridge/freezer, fitted cupboard housing gas combination boiler, downlighters, power points, recent vinyl flooring, door to:

### **Lobby:**

Recent vinyl flooring, double glazed door to own rear garden & door to:

### **Bathroom:**

8' 2" x 7' 5" (2.49m x 2.26m) Dual double glazed frosted casement windows, radiator, modern matching white bathroom suite comprising of panel bath with mixer tap & shower attachment & tile splashback, pedestal wash hand basin with tile splash back, low level wc, fitted cupboard, air extractor, vinyl flooring.

### **Own Rear Garden:**

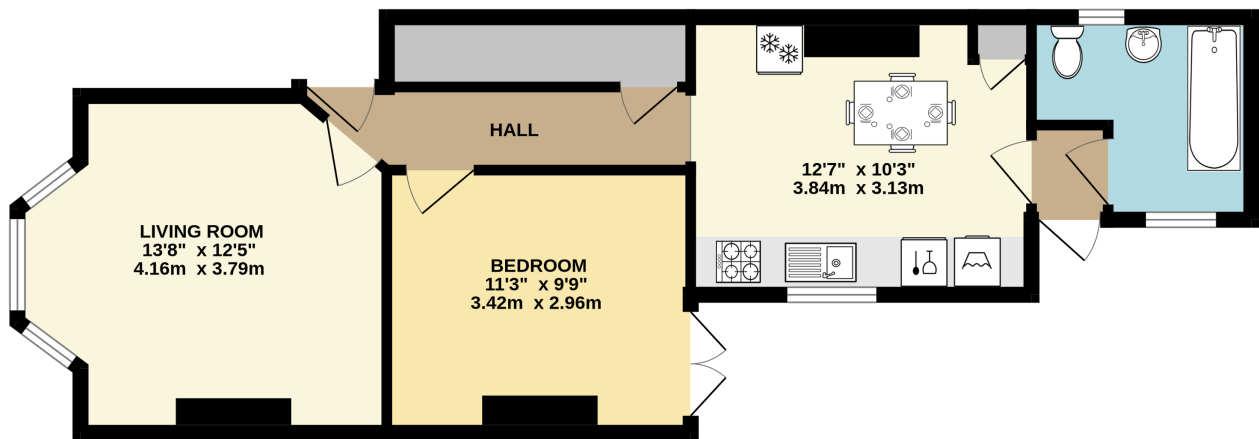
90ft Approx: Flagstone patio area, laid to lawn, shed, outside tap, outside light, gated side access.

### **Please Note:**

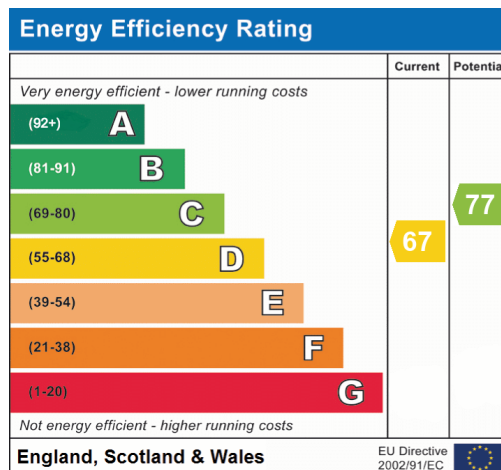
The tenant will be required to pay one months rent & five weeks deposit which will be registered in a deposit protection scheme. The referencing deposit is one weeks rent.



## GROUND FLOOR 504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 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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