

TO LET

£1,850 pcm



# 129 Penshurst Road, Thornton Heath, Surrey. CR7 7EF

- 3 Bedrooms
- 2 Reception Rooms
- Large Fitted Kitchen
- Upstairs Bathroom
- Gas Central Heating
- Double Glazing
- Quiet Side Road
- Close To Transport
- Close To Shops
- Available 20/02/2024



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## PROPERTY DESCRIPTION

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Situated in a much favoured residential road within walking distance of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Croydon University Hospital and well regarded schools. This three bedroom terraced house has been well maintained and modernised to a good standard throughout and benefits from a utility room and rooms with plenty of natural light. Recommended. Available 20/02/2024



## ROOM DESCRIPTIONS

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### Front Garden

Paved with brick built flowerbeds with hebes, sliding double glazed front door to:

### Double Glazed Storm Porch

With light, part double glazed stained glass front door to:

### Entrance Hall

Frosted double glazed picture window, double radiator, coved cornice, laminate flooring, stairs to first floor landing, doors to:

### Dining Area

11' 4" x 11' 2" (3.45m x 3.40m)

Radiator, ceiling fan with light, power points, laminate flooring, glazed double door to utility room and door to kitchen, arch to:

### Lounge

12' 9" x 10' (3.89m x 3.05m)

Double glazed casement windows with stained glass tops, double radiator, fireplace with electric fire, marble surround and hearth, ornate cornice, ceiling fans with light, wall lights, phone point, power points, laminate flooring.

### Kitchen

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed sliding patio doors to rear garden, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap and tiled splashback, stainless steel electric oven and grill with stainless steel gas hob and stainless steel cooker hood, fridge/freezer, gas combination boiler, understairs cupboard with light housing gas and electric meters.

### Utility Room/Lean-To

Fitted base unit with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, plumbing for washing machine, spotlights, power points, ceramic tiled floor.

### First Floor Landing

Radiator, entrance to insulated and boarded loft with light and ladder, ornate balustrade, fitted carpet, doors to:

### Bedroom 1

13' 11" x 10' 9" (4.24m x 3.28m)

Double glazed casement windows to front, radiator, phone point, power points, laminate flooring.

### Bedroom 2

11' 2" x 8' 8" (3.40m x 2.64m)

Double glazed casement window overlooking rear garden, radiator, ornate cornice, dado rail, spotlights, power points, laminate flooring.

### Bedroom 3

9' 2" x 7' 2" (2.79m x 2.18m)

Double glazed casement window overlooking rear garden, radiator, spotlights, power points, fitted cupboard.

### Bathroom

Frosted double glazed casement window to side, fully tiled walls, modern matching suite comprising panel bath with mixer tap and shower attachment, dual flush wc, wall mounted wash hand basin, laminate flooring.

### Rear Garden

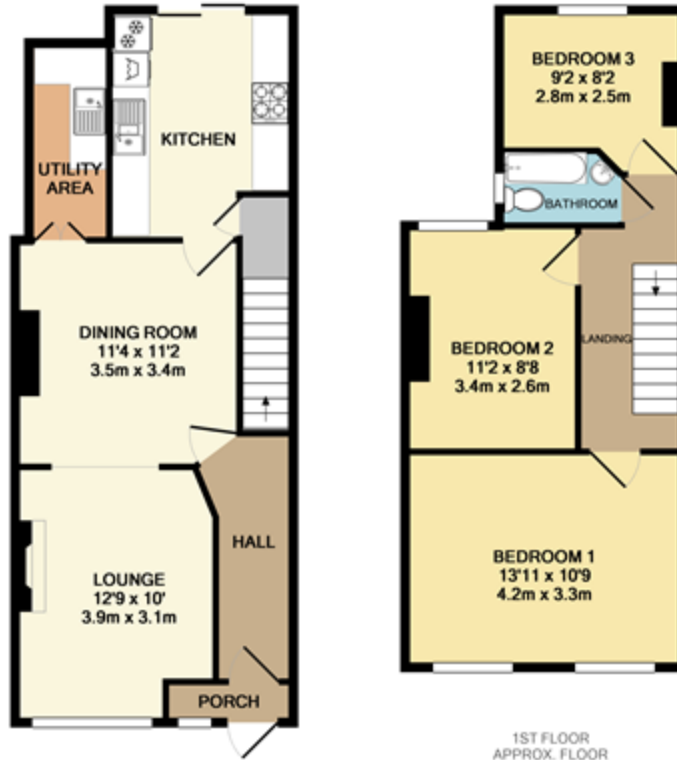
Approx. 41ft.

Patio area, laid to lawn, flowerbeds, shrubs, storage sheds, large shed (16'x14) on concrete base with power 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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	