

**WILLIAMS
HARLOW**

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Milton Road Croydon, London CR0 2BJ

£1,150 PCM Unfurnished



WILLIAMS HARLOW ARE EXCITED TO BRING THIS LARGE ONE BEDROOM MAISONETTE TO THE MARKET. Situated only a 10 minute walk from East Croydon Station, this ground floor apartment is perfectly located for professional commuters. Consisting of a large double bedroom, a spacious reception room, bathroom and kitchen the property is in good condition with carpets throughout. Further benefits include a private rear garden, gas central heating and double glazing. Available immediately on an unfurnished basis.



ENTRANCE

Private front entrance set back from the street and road with an external patio area. Once open and through the front door into a small internal porch area there is an internal corridor accessing all the rooms:

BEDROOM

A large double size room at the front of the property with a large bay window allowing plenty of natural light in. Decorating finished to a good standard in neutral decor and with newly laid carpets, this room can easily accommodate the largest bed.

RECEPTION ROOM

This is the middle room in the property and is of an excellent size with neutral decor, new carpets and its own access from the corridor. Finished to a good standard of decoration, this family room will easily take the largest items of furniture with space to spare.

KITCHEN

Situated at the rear of the property, this compact room accesses both the reception room and the rear garden. Fitted with plenty of new cupboards and providing a fridge freezer, washing machine, electric oven and gas hob and stainless steel sink, there is plenty of storage space and work surface area.

BATHROOM

This room provides a shower over the bath, basin and WC. Predominantly tiled, this room has been well-finished and to a good standard.

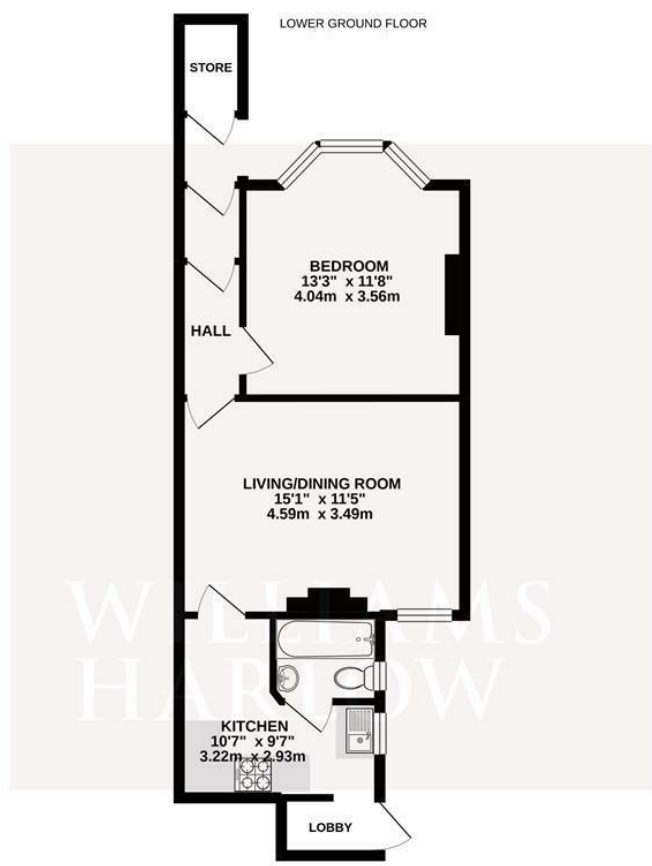
REAR GARDEN

Recently tidied and usable, this is a perfect area for outside entertaining and is laid mainly to grass with a paved hard-standing section as well. Benefiting from private use, this is an enviable feature of a property in this area.

COUNCIL TAX

Council Tax Band B (£1,840.93) 2024 / 25





TOTAL APPROXIMATE FLOOR AREA 429 SQ.FT. (45.7 SQ.M.)

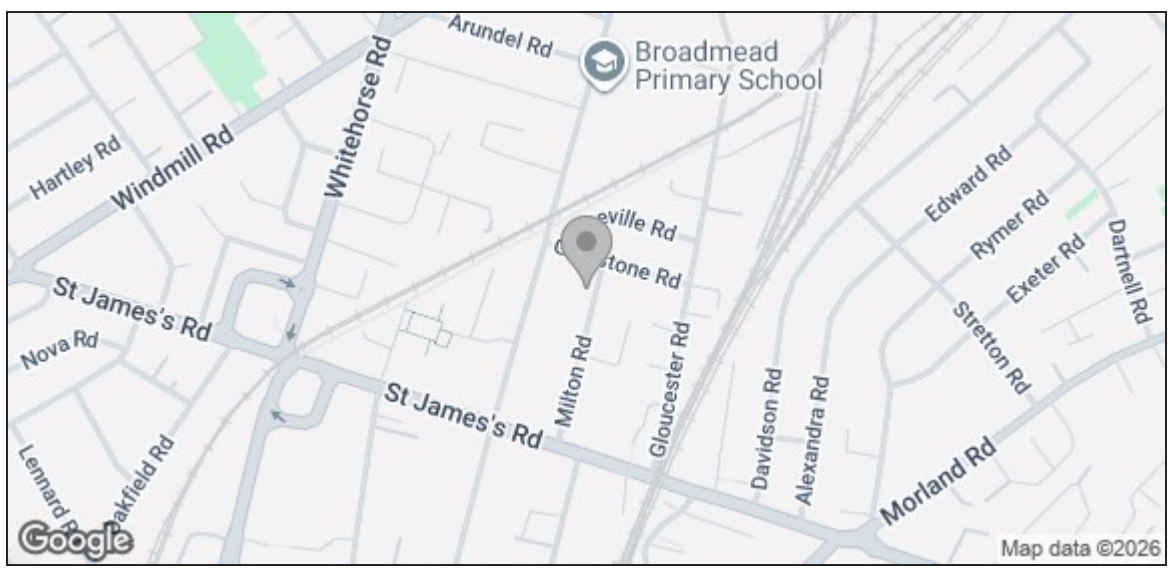
Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	