



TO LET

# Normanton Road, Croydon, CR2 7AR

£1,500 pcm

2 Bedroom Top Floor Flat





## Description

Hindwoods are delighted to offer to the market this well presented top floor, 2 bedroom flat, well located in South Croydon.

Situated just over half a mile of South Croydon Station, as well as easy access available to bus routes.

The accommodation comprises;

Separate side entrance, with stairs to top floor.

### Entrance Hall

Freshly painted, carpets, single radiator & doors to all rooms.

### Kitchen

7'3" x 6'11" (2.20m x 2.11m).

Sash window to rear. Range of white wall and base units to two walls, with stainless steel sink and rolltop worktop surfaces. Built in electric oven & hob, fridge freezer and washing machine. Tiled splashback. Radiator, sash window to rear.

### Separate WC

Obscure window to rear, low level WC, Single radiator and vinyl flooring.

### Lounge

10'9" x 11'11" (3.28m x 3.64m)

Good sized lounge. Sash windows to rear, offering fantastic natural light. Original fireplace, double radiator.

### Bathroom

Long entrance, enclosed bath with shower over & shower screen. Pedestal wash hand basin. Part tiled walls. Radiator. Vinyl flooring. Obscure window to side.

### Bedroom 1

12'5" x 9'10" (3.79m x 2.99m).

Double glazed window to side, carpeted and double radiator. Large white wardrobe.

### Bedroom 2

6'3" x 11'11" (1.91m x 3.64m).

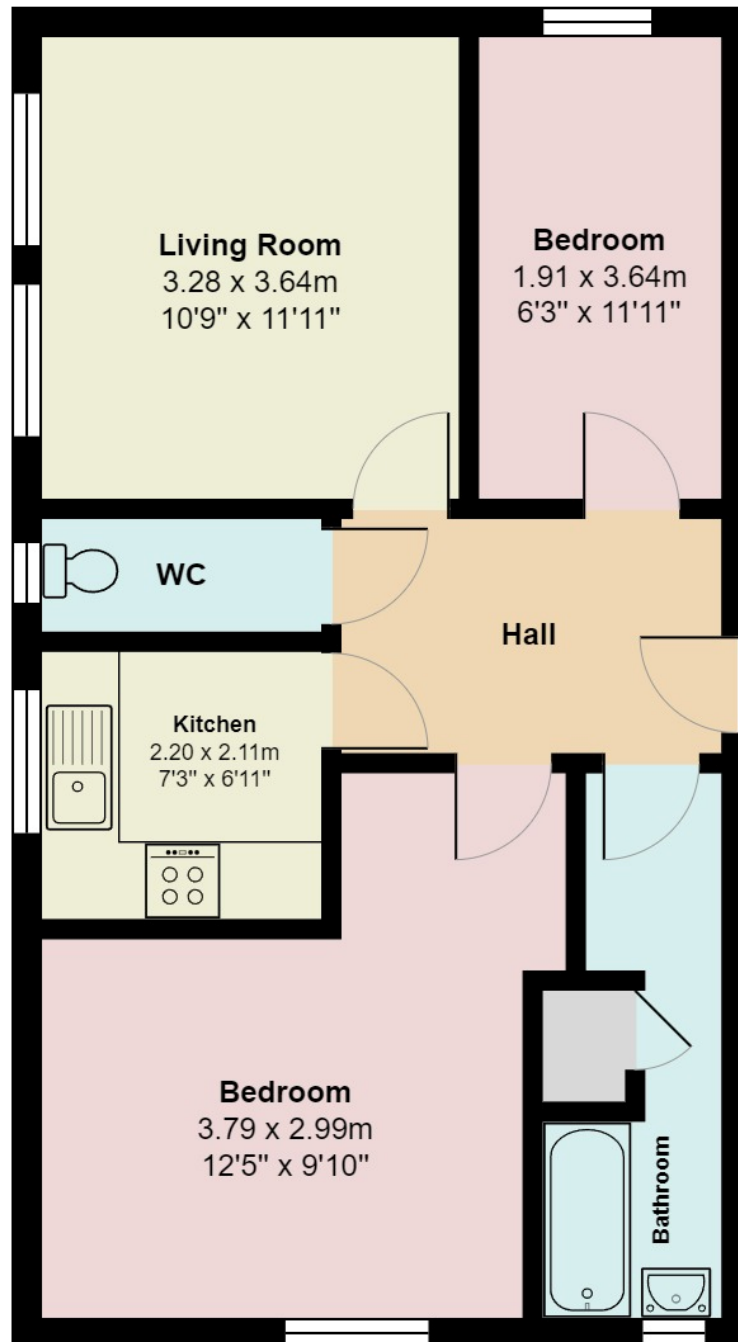
Small double glazed window to side, carpeted and small radiator.

### Garden

Access to rear garden, offering great outside space.



Normanton Road



Total Area: 52.9 m<sup>2</sup> ... 570 ft<sup>2</sup>

All measurements are approximate and for display purposes only