

**TO LET**



**Queens Road, Croydon, CR0**

**£1,700.00 PCM**

 **2**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

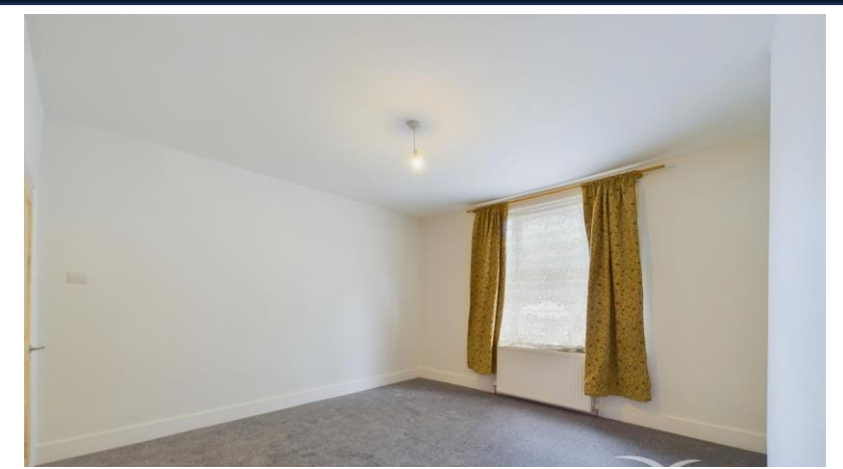
## Property Description

This spacious, recently renovated house on Queens Road, Croydon, CR0, features two double bedrooms and two reception rooms. Upon entry, you'll find an inviting entrance hall that leads to a generously sized living room, a second reception room, and a stunning, brand new kitchen. The first floor offers two double bedrooms and a new, spacious bathroom with a separate shower, all finished to a high standard.

Additional benefits include double-glazed windows throughout, gas central heating, plenty of storage, a large private garden, and a front drive for off-street parking.

The property is conveniently located a short walk from Croydon University Hospital and several bus routes, providing links to three different train stations.

London Road is also just a short walk away, with its array of popular shops, pubs, and restaurants. This home is perfect for a growing family needing extra space or a group of sharers.



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

## Material Information

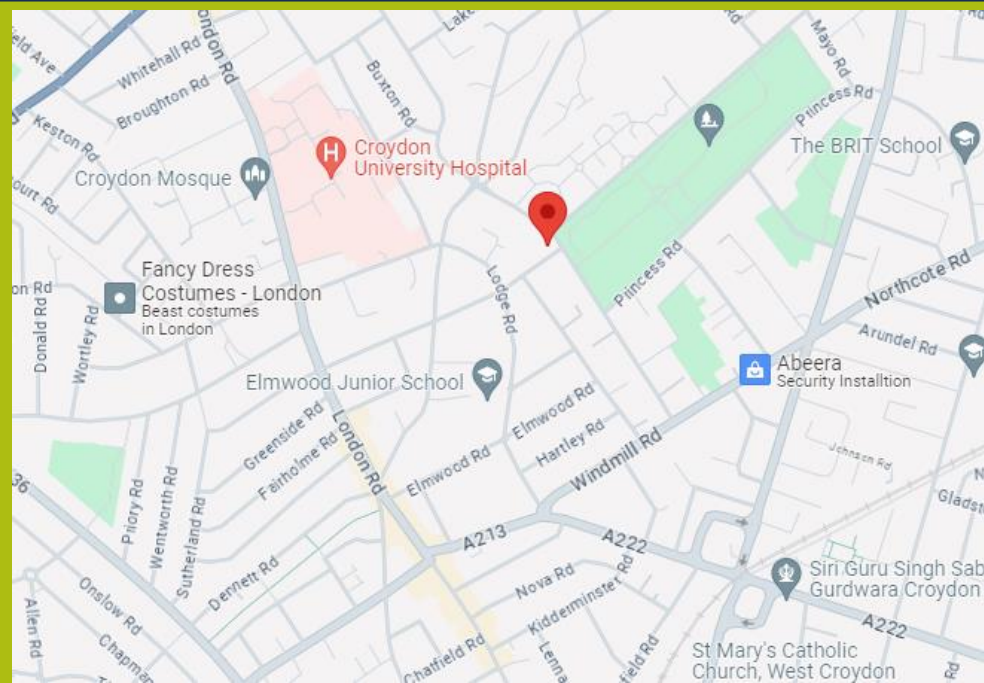
Date Available – 21/11/2024

Holding deposit amount – £392

Security Deposit amount (Five weeks rent) – £1,961.00

Council Tax Band – C

Local Authority – Croydon Council



Property Type

House (Terraced)



Construction Type

Brick



Parking

Drive



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas - Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

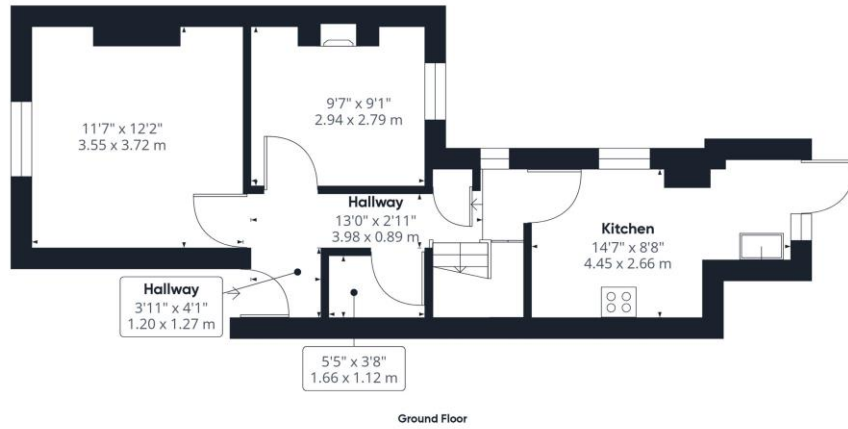
Level of Risk: None



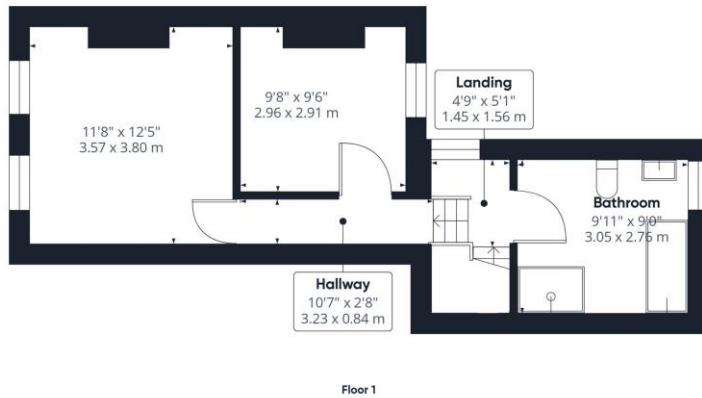
Proposed Development in Immediate Locality?

None





Approximate total area<sup>1)</sup>  
821.08 ft<sup>2</sup>  
76.28 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

**Balham**

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

**Colliers Wood & Wimbledon**

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**

432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

