

TO LET



Aschurch Road, Croydon, CR0

£1,900.00 PCM



samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A beautifully presented and newly renovated two-bedroom mid-terrace home, situated on the peaceful and residential Aschurch Road, Croydon (CR0). This charming property features a spacious open-plan modern kitchen and living area with ample room for dining, along with a convenient downstairs utility room and W/C. Upstairs, there are two generously sized double bedrooms and a stunning three-piece family bathroom complete with a shower-over-bath.

Additional benefits include elegant hardwood flooring throughout the ground floor, plush new carpets in the bedrooms, a large low-maintenance garden, and brand-new appliances throughout.

Ideally located, the property is just a short walk from Blackhorse Lane Tram Stop and several bus routes on Morland Road. Selhurst Train Station is only a five-minute drive away, and Croydon Centrale Shopping Centre is within easy reach, offering a fantastic range of shops, restaurants, and pubs.

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

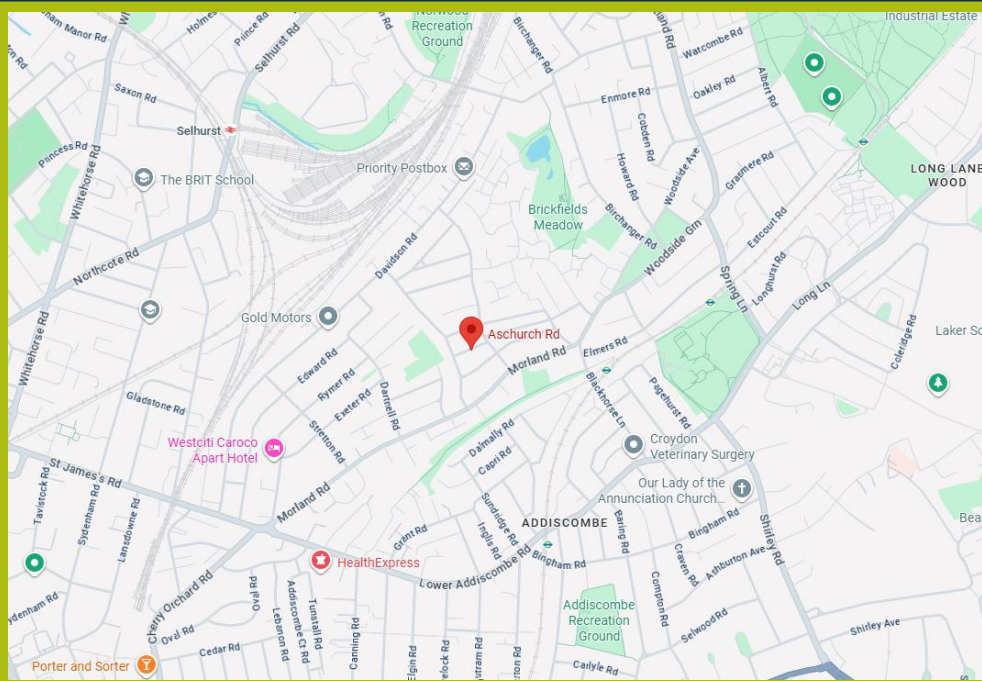
Date Available – 30/10/2025

Holding deposit amount – £438

Security Deposit amount (Five weeks rent) – £2,192.00

Council Tax Band – C

Local Authority – Croydon Council



Property Type

House (Terraced)



Construction Type

Brick



Parking

Free Street Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

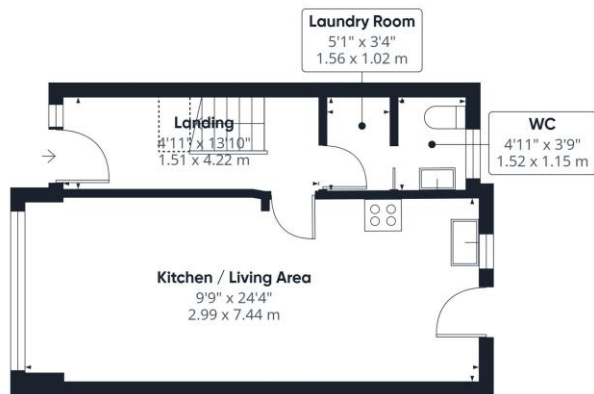
Has the property been flooded in the past five years: NO

Level of Risk: None

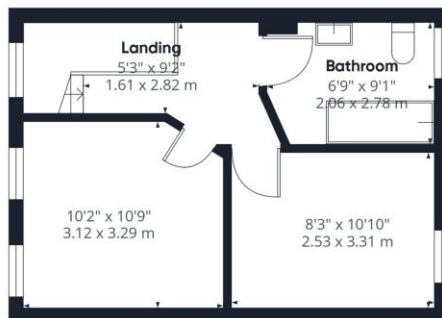


Proposed Development in Immediate Locality?

None



Ground Floor



Floor 1

samuel estates
YOUR PROPERTY • OUR BUSINESS

Approximate total area[®]

652 ft²
60.7 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		92
81-91 B		
69-80 C		
55-68 D	62	
39-54 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



samuelestates.com