

TO LET



Pitt Road, Thornton Heath, CR7

£2,100.00 PCM

 **3**

 **1**


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Property Description

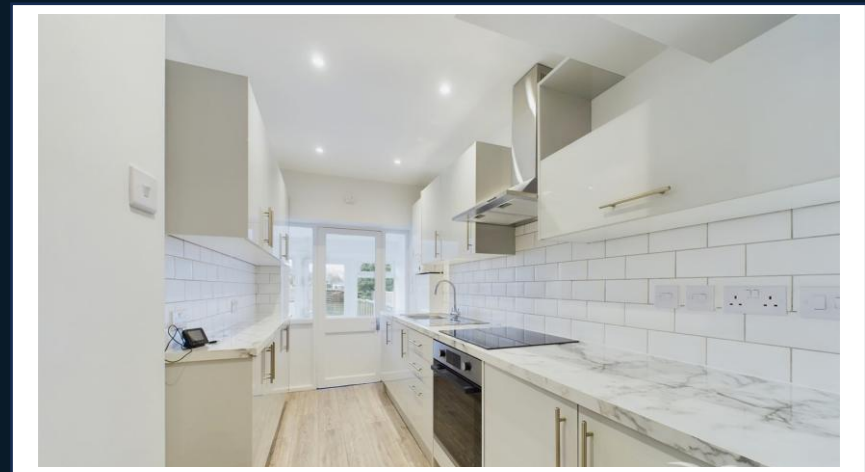
A stunning three-bedroom terraced house is situated in the serene and conveniently located Pitt Road, Thornton Heath, CR7. Upon entering, a warm hallway welcomes you, leading to a spacious open double reception room. The property features a fully equipped kitchen that opens onto a charming conservatory. Upstairs, you'll find a contemporary three-piece family bathroom with a shower over the bath, two generously sized double bedrooms, and a single box room.

This residence boasts double glazed windows throughout, gas central heating, side access to a well-proportioned garden, and permitted street parking.

Conveniently positioned, the property is just a short walk from Selhurst Train Station (Southern Line), and numerous bus routes provide excellent transportation links across London and to the City. Croydon University Hospital is also within easy reach. Ideal for a growing family in search of additional space, this property offers the perfect home.

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

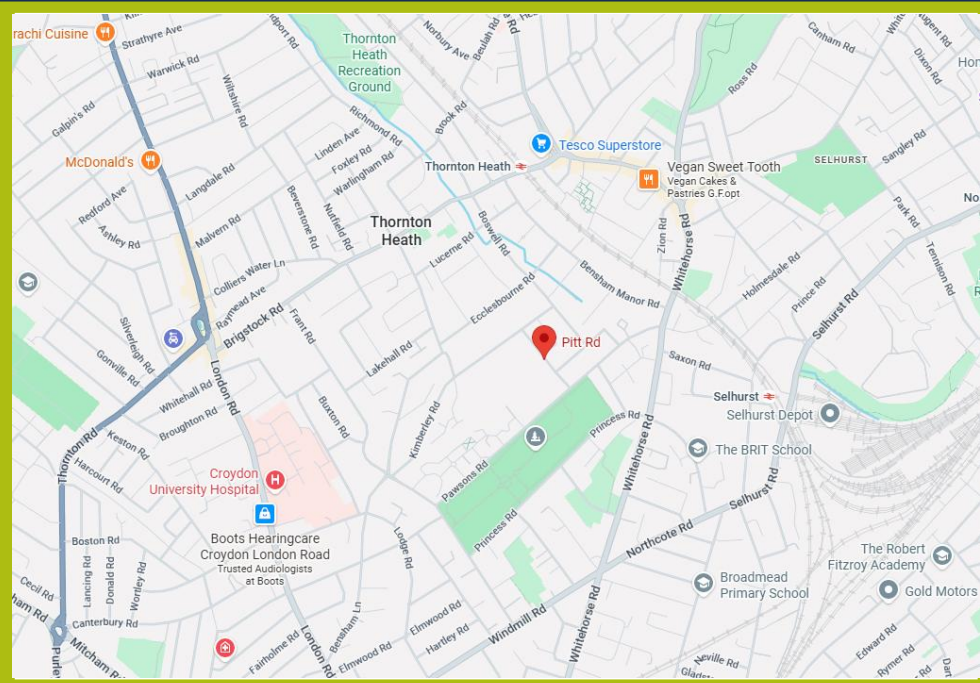
Date Available – 20/07/2026

Holding deposit amount – £484

Security Deposit amount (Five weeks rent) – £2,423.00

Council Tax Band – D

Local Authority – Croydon Council



Property Type

House (Terraced)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

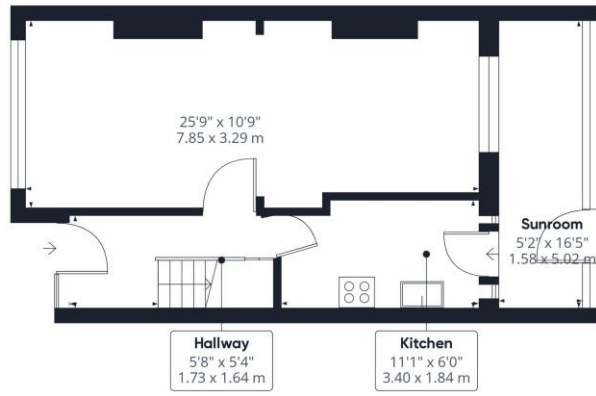
Has the property been flooded in the past five years: NO

Level of Risk: None

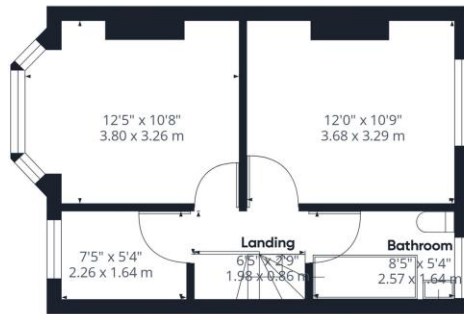


Proposed Development in Immediate Locality?

None



Ground Floor



Floor 1

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Approximate total area[#]
852.14 ft²
79.17 m²

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		85
69-80 C	70	
55-68 D		
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

