



**5 Bed  
House  
Maplethorpe Road**

**£2,500 Per month**

- 5 bedroomed House
- 2 reception rooms
- Shower room and bathroom
- Upvc Double Glazing
- Gas central heating system
- Conservatory
- 40ft rear garden
- Ideal for families
- Near transport links
- Unfurnished



Maplethorpe Road  
Thornton Heath  
CR7 7LZ



Situated in Maplethorpe Road in Thornton Heath, this delightful end-of-terrace house presents an excellent opportunity for families seeking a spacious and convenient home. Boasting five bedrooms, this property offers ample space for both relaxation and privacy. The two inviting reception rooms provide versatile areas for entertaining guests or enjoying family time, making it a perfect setting for creating lasting memories.

With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space when needed. The layout of the house is designed to accommodate the needs of modern family life, providing comfort and functionality in equal measure.

The location is particularly advantageous, as it is conveniently situated near local shops and transport links, making daily errands and commuting straightforward. Families will appreciate the accessibility to essential amenities and the ease of travel to nearby areas.

#### Entrance

UPVC double glazed front door.

#### Entrance Hall

Radiator. Under stairs cupboard. Laminate wood flooring.

#### Reception one

14'2 x 11'2

UPVC double glazed windows to front. Radiator. Laminate wood flooring.

#### Reception two

13'2 x 8'7

UPVC double glazed patio doors top utility room. Radiator. Wall mounted Boiler. Laminate wood flooring.

#### Utility room

11'10 x 9'9

UPVC double glazed windows to side and rear. Tumble dryer. Tiled flooring. UPVC double glazed door to garden.

#### Kitchen

13'2 x 8'3

Range of wall and base units with work surfaces over. Built-in oven, hob and extractor hood. Washing machine. Built-in dishwasher. Stainless single drainer sink unit. Tiled flooring.

#### Landing

UPVC double glazed window to front. Laminate wood flooring. Stairs to bedroom One and two.

#### Bedroom One

11'10 x 11'2

UPVC double glazed window to front. Fitted wardrobes. Laminate wood flooring.

#### Bedroom Two

13'6 x 9'3

Two Velux windows. Fitted wardrobes. Radiator. Carpet as laid.

#### Bedroom Three

13'2 x 8'3

UPVC double glazed window to front, Fitted wardrobes. Radiator. Laminate wood flooring.

#### Bedroom Four

11'6 x 11'2

UPVC double glazed window to rear. Fitted wardrobes. Radiator. Laminate wood flooring.

#### Bedroom Five

10'2 x 8'7

UPVC double glazed window to rear. Radiator. Built-in wardrobes. Laminate wood flooring.

#### Shower room

UPVC double glazed window to rear. Shower cubicle. Vanity wash hand basin. Low level wc. Heated towel rail.

#### Bathroom

(Ground floor) UPVC double glazed window to rear. Panelled bath. Pedestal wash hand basin. Low level WC. Heated towel rail. Vinyl flooring.

#### Garden

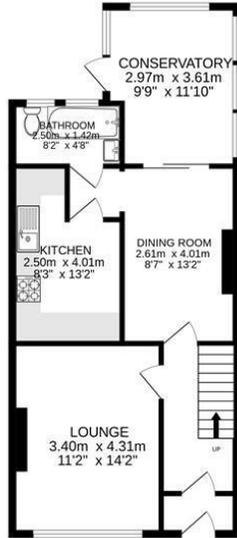
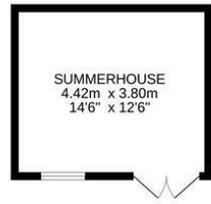
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Side access. Patio area the laid to lawn.

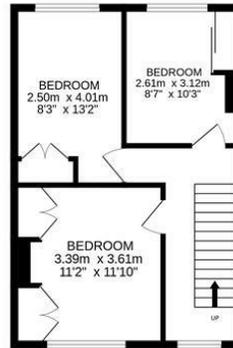
#### Authority

London Borough of Croydon. Band C £2103.91





Ground floor  
72.4 sq.m. (779 sq.ft.) approx.

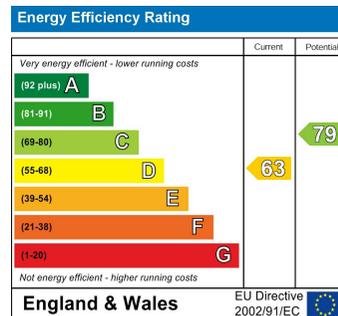


1st floor  
38.4 sq.m. (413 sq.ft.) approx.



2nd floor  
31.8 sq.m. (342 sq.ft.) approx.

TOTAL FLOOR AREA : 142.6 sq.m. (1535 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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