



Room 4

Melfort Road | Thornton Heath | CR7 7RS

£800 Per Month



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Nestled in the vibrant area of Thornton Heath, this charming house of multiple occupancy offers a cosy double room, perfect for those seeking a comfortable living space. The room is thoughtfully furnished with a wardrobe, a chest of drawers, and a brand new double bed, ensuring you have all the essentials for a pleasant stay.

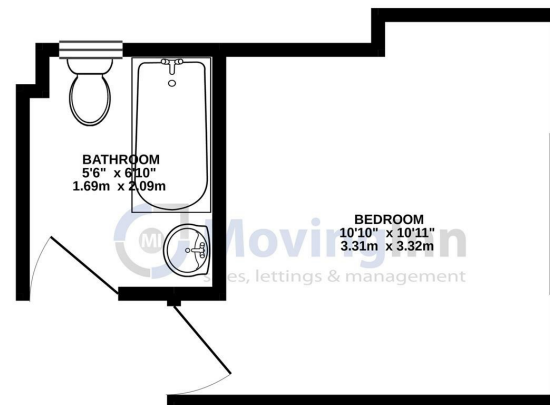
One of the standout features of this property is the good-sized bathroom, which is exclusively yours, complete with a bath and toilet. This arrangement provides a sense of privacy that is often sought after in shared living situations. The rent is inclusive of all bills, with the exception of electricity, making budgeting straightforward and hassle-free. The communal kitchen is shared with five other tenants, comprising four males and one female. The room has recently been painted, giving it a fresh and inviting feel.

Conveniently located, this property is just a short distance from Thornton Heath station, providing

- Available immediately
- Ensuite Shower and Toilet
- All bills included except electricity
- Single occupancy only
- Bright and Airy
- Furnished
- Great Location



FIRST FLOOR
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA: 141 sq.ft. (13.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band E
EPC Rating D

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