



Egan Close, Kenley

The **PERSONAL** Agent

# £525,000

## Freehold

- 1115 sq ft property
- Three double bedroom semi detached townhouse
- Open plan kitchen/dining/living room (30' x 13')
- En-suite to primary bedroom
- Guest cloakroom
- Parking space
- Vendor suited



The Personal Agent are delighted to offer for sale this 1115 sq ft three double bedroom semi detached townhouse. The property benefits from an open plan kitchen/dining/living room and an en-suite shower room to the primary bedroom. Vendor suited.

The property consists of an entrance hall with recently renovated guest cloakroom; kitchen/dining/living room opening to fully decked garden with side access and shed. The windows and bifold doors have remote controlled blinds and fly screens. There is a water softener fitted to mains supply.

The 1st floor has two bedrooms, one with a recently refurbished en-suite shower, and the family

bathroom. Both bedrooms have fitted wardrobes, blinds on all windows and fly screens.

The 2nd floor comprises a large open space which would be bedroom three, or ideal for an office or playroom, with storage cupboard housing the Megaflow tank, Velux windows with blinds. Boarded loft with ample storage space and gas boiler.

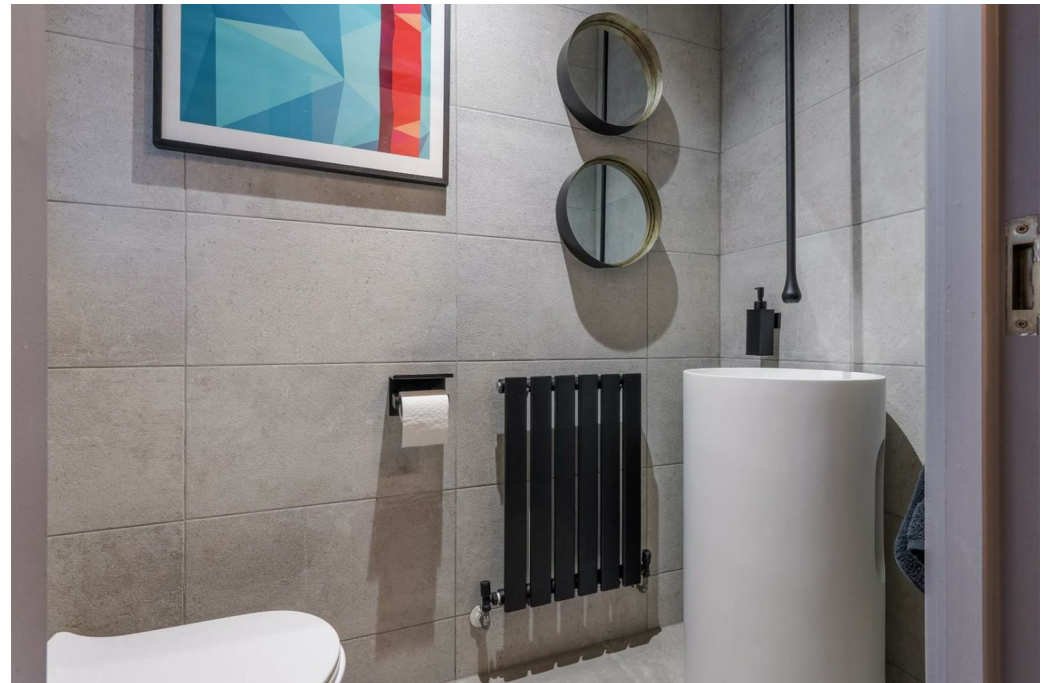
Kenley Park is situated adjacent to Kenley Aerodrome and within a few hundred yards of both Kenley and Coulsdon Commons providing many acres of open space and country walks.

Shops and facilities can be found at either Caterham

On The Hill or Kenley with more comprehensive facilities in Caterham Valley. There are several sought after schools for all ages within the vicinity and it is also in proximity to several stations providing services to both Victoria and London Bridge stations.

There are further leisure amenities locally including a number of golf clubs, sports clubs and gyms including the de Stafford Sports Centre in Caterham. The M25 is accessed at J6 Godstone providing access routes to both Gatwick and Heathrow Airports and the motorway network.



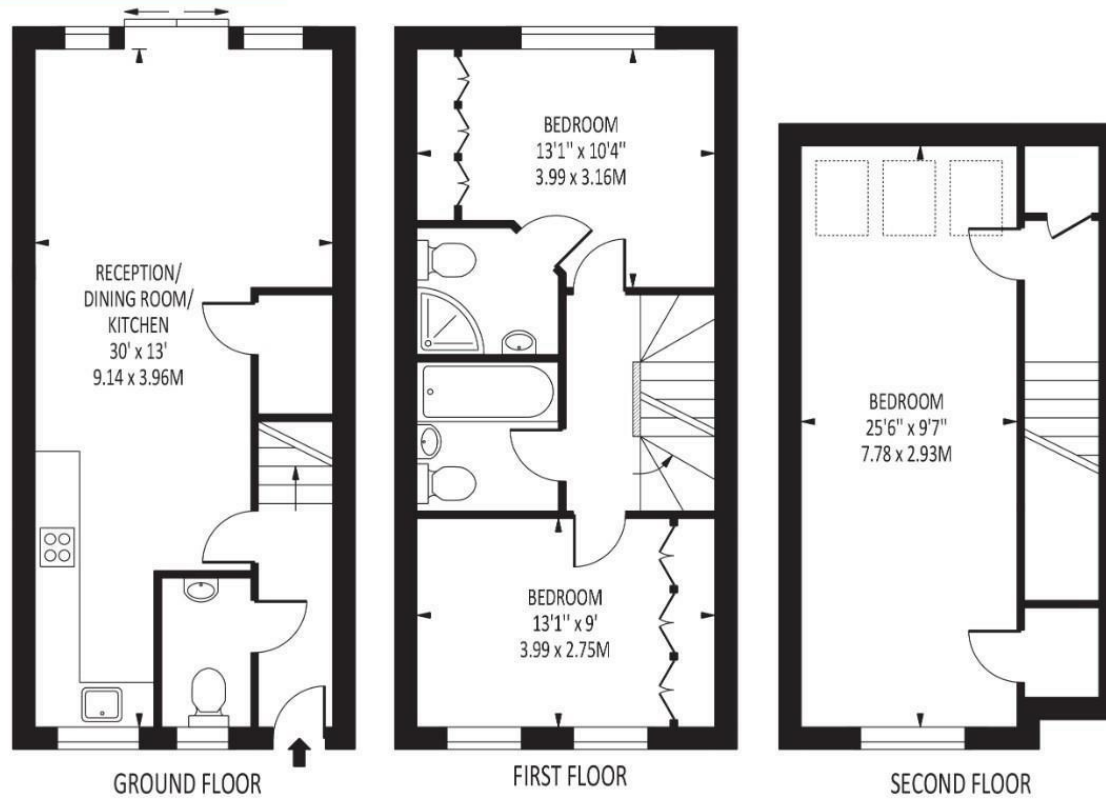


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## Egan Close

Total Area: 1115 SQ FT • 103.56 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

