



73 Godstone Road, Kenley, Surrey, CR8 5AJ

Pollard Machin

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Godstone Road
Kenley
Surrey CR8 5AJ

Guide Price £325,000-£350,000

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Description

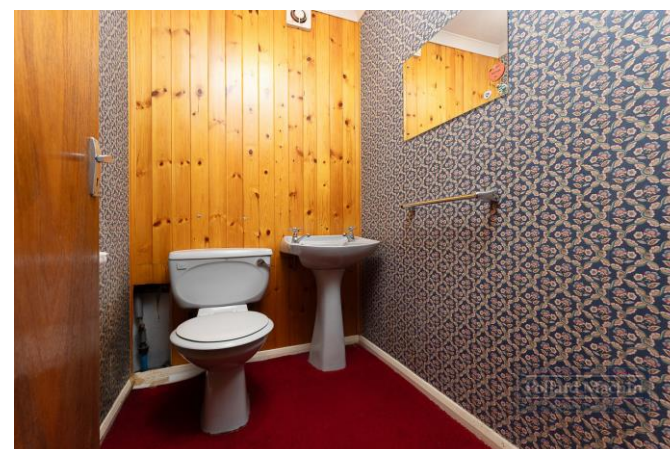
A three bedroom semi detached house located at the end of a slip road on Godstone Road, is offered to the market with no onward chain. The property requires updating, however offers an opportunity to create a lovely family home with generous accommodation close to Kenley Station. Council Tax Band E. EPC Rating D.

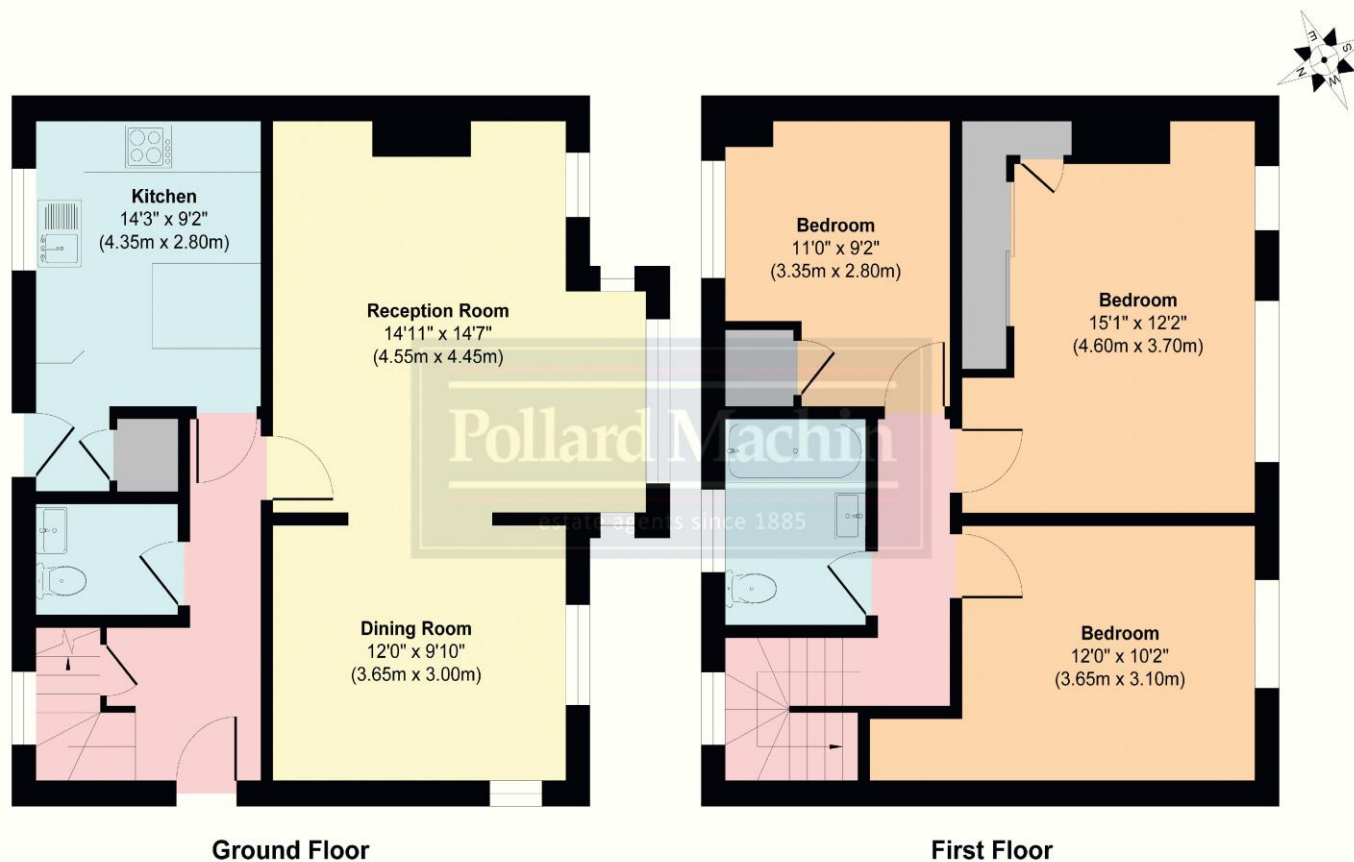
Accommodation

The property comprises: Large hallway leading to downstairs WC, 14'3 kitchen with larder and door leading to garden. To the front of the house there is a 14'11 x 14'7 reception room with feature square bay window and opening to 12' double aspect dining room. Stairs leading to three generous size bedrooms, the master being 15'1 x 12'2 with fitted wardrobes and the smallest bedroom measuring 11' x 9'2 with large storage cupboard. Family bathroom. Rear garden with access from Garson Road where there is off street, gated hard standing for a couple of cars.

Location

Located at the end of a slip road along the Godstone Road within easy reach of Kenley station and a comprehensive range of amenities in Purley, bus services to surrounding areas, choice of both state and private sector schools, churches, tennis, cricket and golf courses, Whyteleafe Recreation Park.



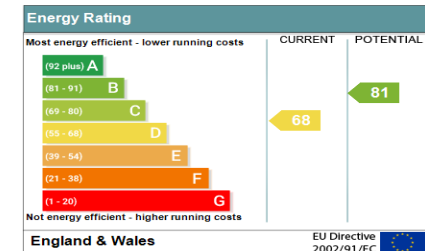


Godstone Road, Kenley, CR8
Approx. Gross Internal Area 1129 sq. ft / 104.90 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Plan produced by AR Net Media-www.arnetmedia.uk

Address: 73 Godstone Road, KENLEY, CR8 5AJ
 RRN: 2184-3052-1208-4045-5200



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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