

FOLKLANDS



CEDAR WALK, KENLEY
GUIDE PRICE £735,000



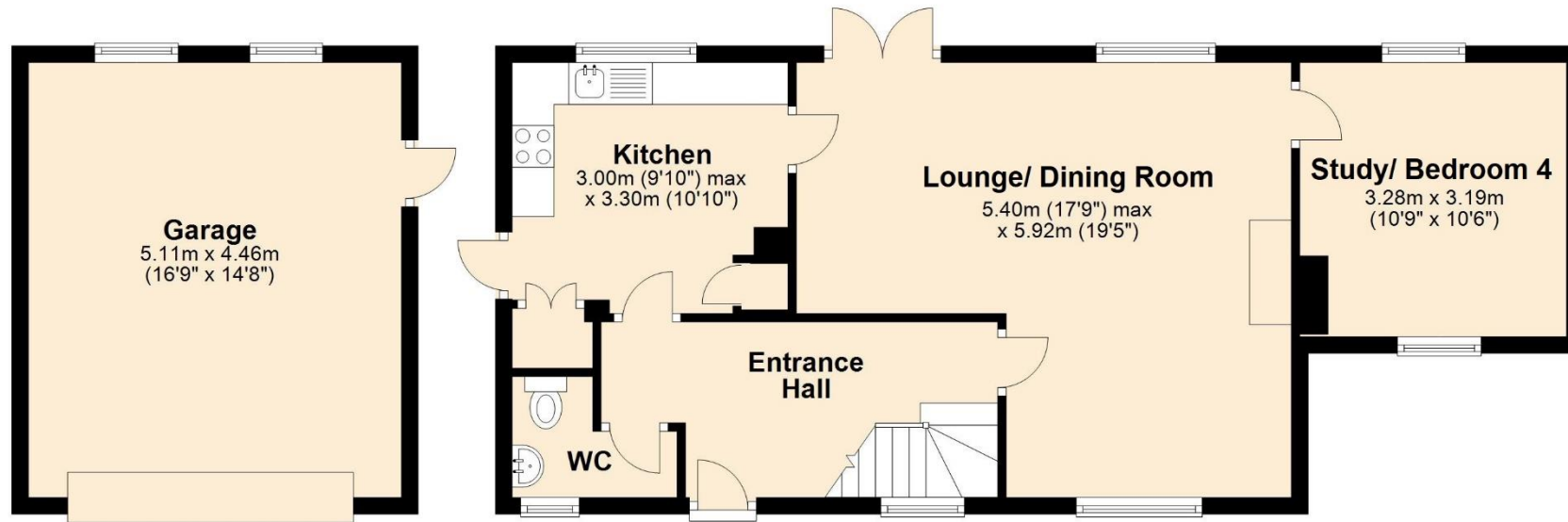




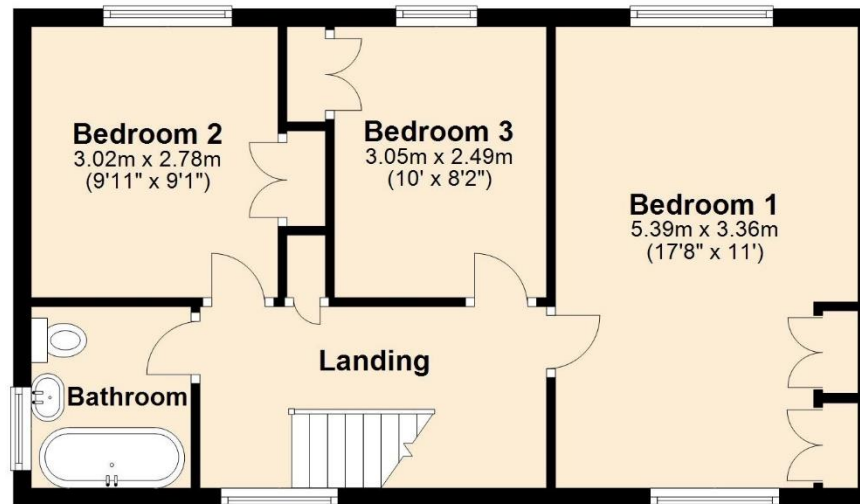




Ground Floor
Approx. 83.2 sq. metres (895.7 sq. feet)



First Floor
Approx. 49.2 sq. metres (530.0 sq. feet)



Total area: approx. 132.4 sq. metres (1425.7 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE DOUBLE BEDROOM
- ❖ DETACHED HOUSE - QUIET CUL-DE-SAC LOCATION
- ❖ BONUS OFFICE/ BEDROOM FOUR
- ❖ GARAGE & OFF-ROAD PARKING
- ❖ LARGE FLAT REAR GARDEN WITH SIDE ACCESS
- ❖ SCOPE TO EXTENDED TO THE REAR & SIDE (STPP)
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ 0.6 MILES FROM KENLEY TRAIN STATION
- ❖ LEAFY LOCATION NEAR OPEN COUNTRYSIDE
- ❖ EPC EER D



**** Chain Free **** A charming three double bedroom period detached house, situated within this quiet cul-de-sac, conveniently located 0.6 miles from Kenley train station and nearby the open expanses of Kenley Common & Kenley Aerodrome.

This bright & airy home boasts a large garage, there is off-road parking, it has side access, and it offers excellent scope to extend, both to the side of the house and to the rear (STPP). Externally, there is a lawned front garden with established hedges and a particularly private large west facing flat rear garden which is framed by mature conifers; ideal for a growing family or those looking for privacy.

The accommodation comprises a dual aspect main bedroom with fitted wardrobes, two further double bedrooms each with integrated wardrobe cupboards, a stylish bathroom suite with free-standing bath & shower overhead, a wide entrance hall with an attractive staircase, a down-stairs WC, a separate fitted kitchen, a large dual-aspect lounge/dining room, and a separate study/children's playroom (Or spare bedroom).

Furthermore, this property sits nearby to an excellent array of primary and secondary schools, and it is within an easy reach of several town centres, including Purley, Coulsdon & Caterham; each offering a wide range of shops, bars & restaurants. With the countryside practically on the doorstep, this property would be ideal for keen walkers or dog walkers alike.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		