



All enquiries Ref: James Paterson

- **Freehold three/four floor semi-detached house requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on Kenmore Road between its junctions with Oaks Road and Burwood Avenue. Public transport links include Kenley mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A22 and M25. Shopping amenities can be found locally within Kenley, with an extensive range of shops, bars and restaurants being found in Purley and Coulsdon. Recreational pursuits can be found locally at the open spaces of Kenley Common and Riddlesdown Common.

Description:

Freehold semi-detached house arranged over, basement, ground, first and loft requiring modernisation.

Accommodation:

Second floor: Loft room

First floor: Three bedrooms, bathroom, separate WC, landing

Ground floor: Reception room, dining room, kitchen, rear reception room, bathroom, separate WC, entrance hallway, porch

Basement: Cellar

Outside: Off street parking to the front and rear garden

Gross Internal Area GIA: Approximately 139 sq m (1,495 sq ft)

EPC rating: D

Council Tax Band: E

Potential:

The property may be suitable to extend/re-configure subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

