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MARRIOTT VERNON
ESTATE AGENTS

106 Lower Road, Kenley, CR8 5ND

Guide price £425,000





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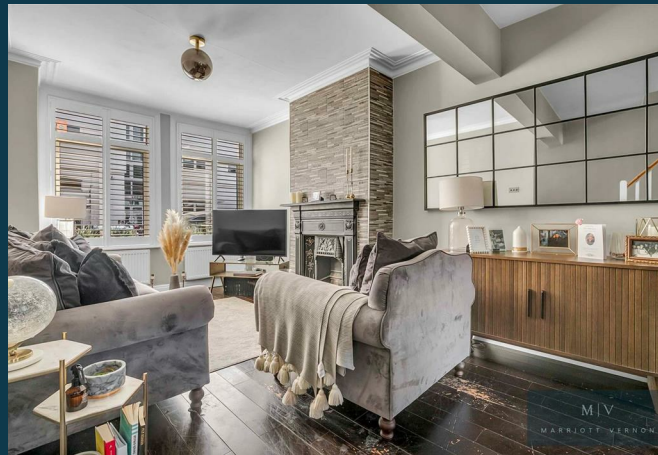
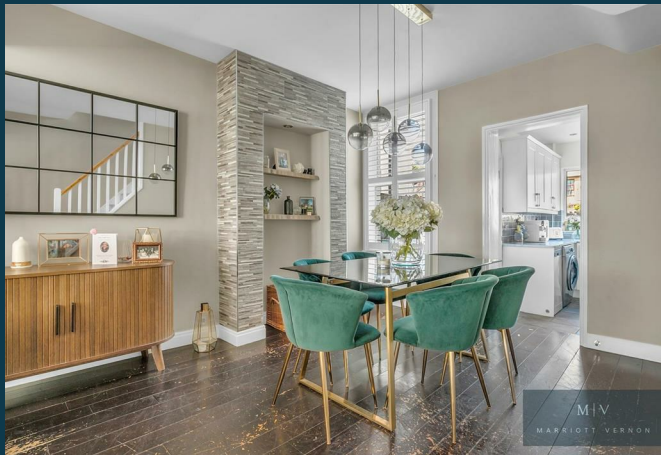
Guide Price £425,000-£435,000

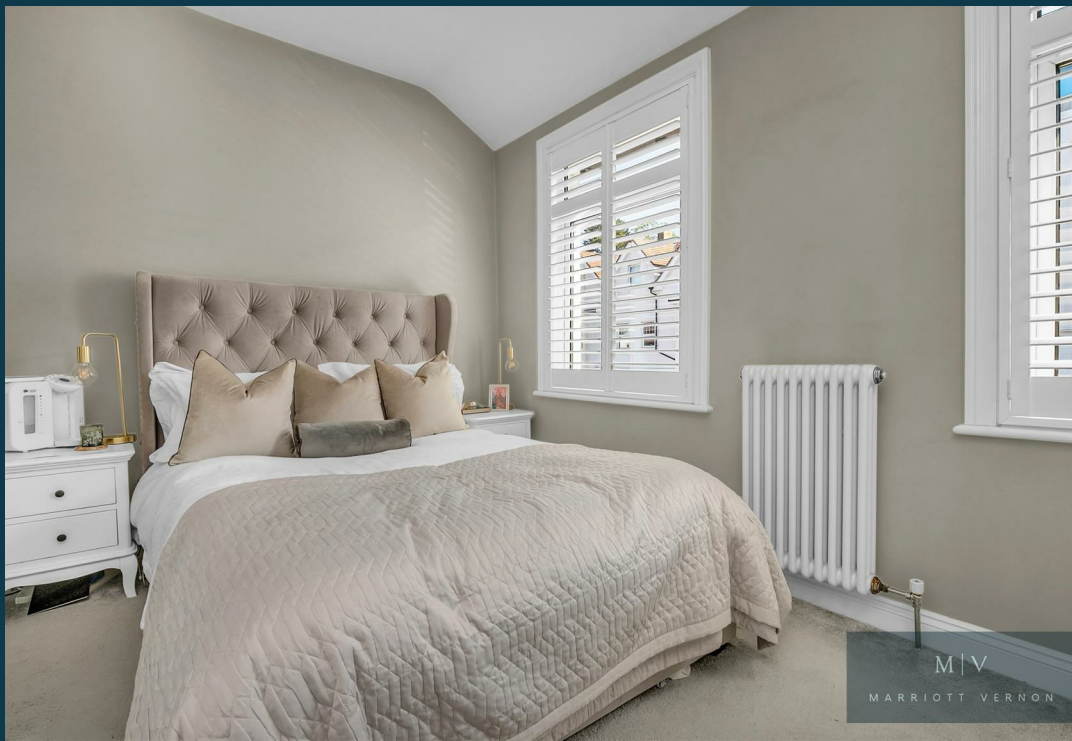
Marriott Vernon present to the market this stunning two bedroom period style mid terraced house with delightful level private garden, superbly situated close to transport links, schools and amenities. The property has been very well maintained and appointed by the current owners, offering bright and spacious accommodation with a wealth of period appeal, sympathetically updated with modern interiors and high quality finish. Features include a wonderful double length reception room, well equipped kitchen, recently refurbished luxury first floor bathroom with underfloor heating, gas central heating, double glazing and quality flooring.

Accommodation comprises entrance hall leading into the double length reception room with feature fireplace, wood flooring and ample space for relaxing and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. To the first floor, there are two well proportioned bedrooms, plus a contemporary family bathroom with free standing bath and separate walk in shower and underfloor heating.

The property is conveniently located within easy access of Kenley and Purley stations, providing connections into Central London, as well as regular bus routes linking the surrounding area. There are a variety of local amenities within easy reach, with the centre of Purley just a short distance away, offering a wider variety of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The area is also well served by excellent local schools and beautiful open spaces.

Viewings are highly recommended.







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Floor Plans

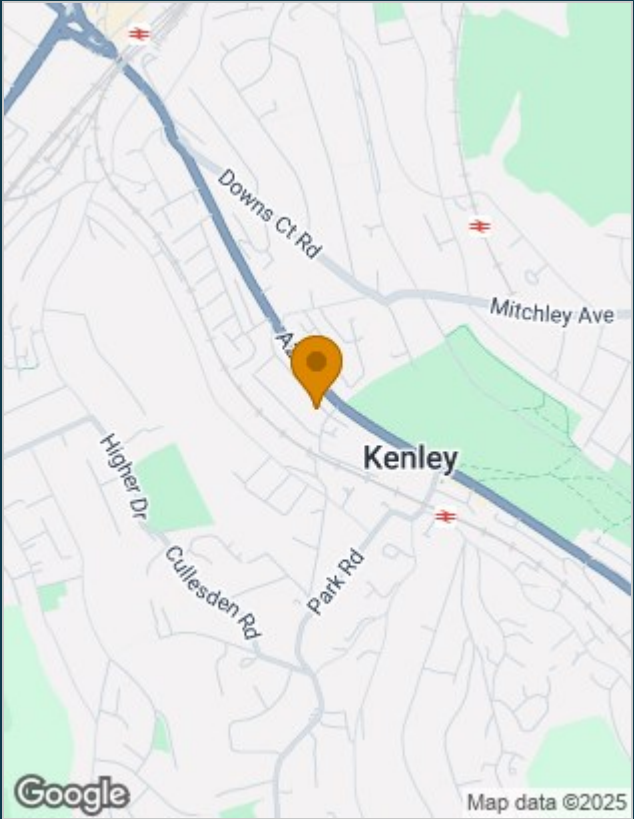


Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		68
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 