



2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Lower Road | Kenley | CR8 5NB

**£425,000**

LOFT



Lower Road |  
Kenley | CR8 5NB  
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A well presented, Victorian end of terrace home, located in the sought after Lower Road, on the beautiful, leafy, Victorian end of terrace. Having been lovingly updated by the current owners, including new wooden flooring, doors and painting throughout, the home is a turn key. Victorian end of terrace home offering plenty of space for lounging and dining. The modern kitchen is separated from the entrance to the pretty, landscaped rear garden. Upstairs, both bedrooms are doubles, with a storage cupboard and a family bathroom. This home is the perfect first time buy, downsize or family home, with great transport links and schools within walking distance.

- Beautifully presented Victorian end of terrace home
- Mosaic tiles to the front with large bay windows, flooding the house with light
- Through lounge/diner, with newly placed wooden flooring
- Modern kitchen with exposed brick wall
- Landscaped, level rear garden with side access
- Two double bedrooms and tasteful family bathroom
- Ideal location, only 0.7 miles from Purley town centre and station

**Ground Floor**  
**Hallway**  
**Lounge**  
13'7 x 10'5 (4.14m x 3.18m)

**Dining Room**  
11'2 x 10'6 (3.40m x 3.20m)

**Kitchen**  
11'5 x 7'8 (3.48m x 2.34m)

**First Floor**

**Landing**  
**Bedroom 1**  
13'4 x 11'0 (4.06m x 3.35m)

**Bedroom 2**  
11'0 x 8'0 (3.35m x 2.44m)

**Bathroom**

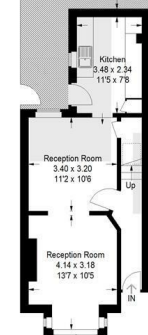
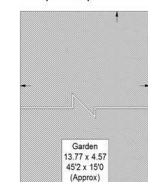
**Outside**

**Front Garden**

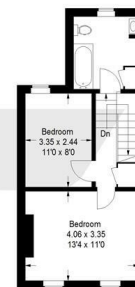
**Rear Garden**  
45'2 x 15'0 (13.77m x 4.57m)



Lower Road, CR8  
Approximate Gross Internal Area  
72.1 sq m / 776 sq ft

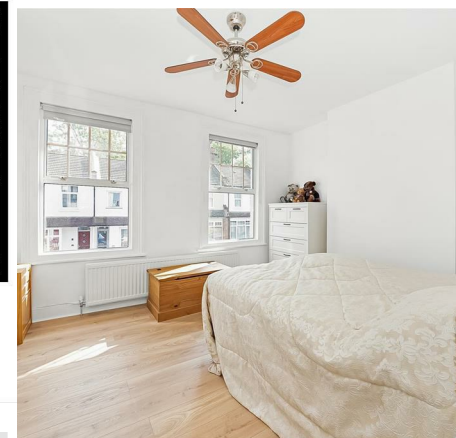


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (101202289)



EPC Rating: D

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