



Valley Road, Kenley CR8 5BY

welcome to Valley Road, Kenley

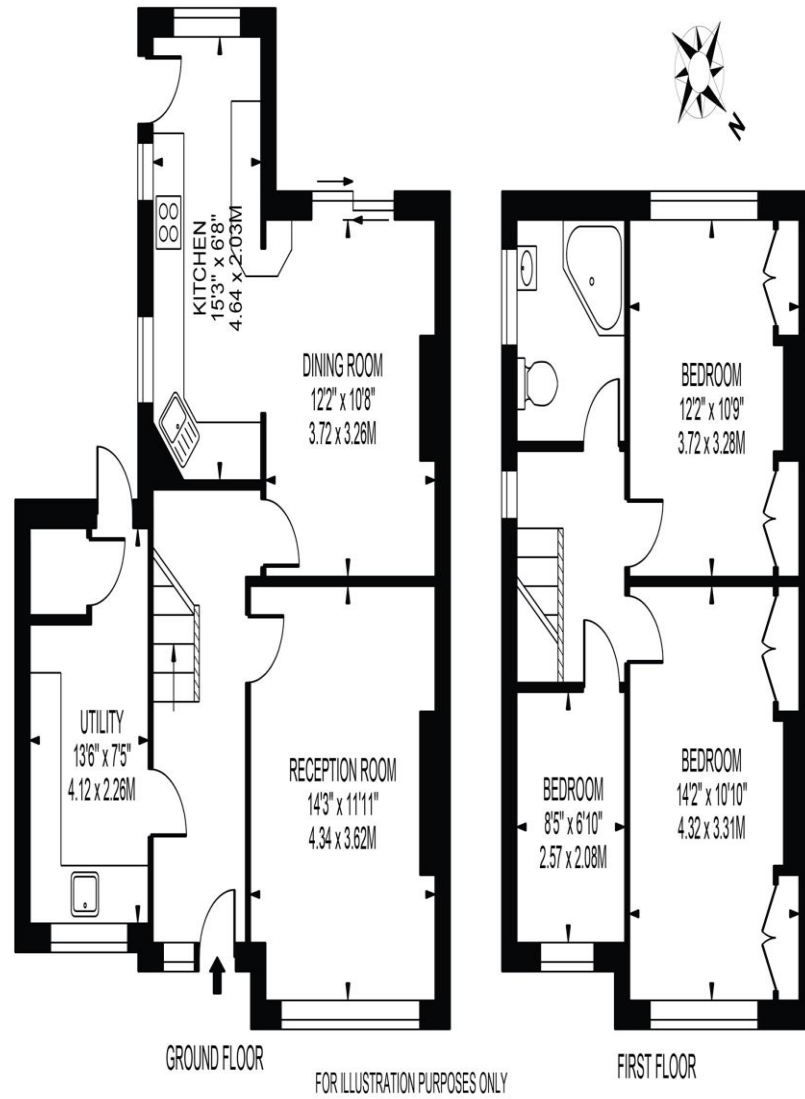
A spacious three bedroom semi-detached family home comprising of a large reception room with stunning views over the valley, large dining room which leads into a modern open plan kitchen, three bedrooms and a family bathroom. The property further benefits from a utility room which is also plumbed in for a downstairs WC, private rear garden and driveway.

The property is situated in Valley Road which is located in the heart of Kenley. Valley Road is conveniently located local amenities and Kenley Station which provides fantastic links into London. There are number of places nearby to go for a walk such as the Kenley Aerodrome, Riddlesdown Common and Kenley Common plus a number of local Golf courses such as Coulsdon Manor Golf Club and Surrey National Golf Club. There an array of Schools to choose from such as Hayes Primary School, New Valley Primary School, Harris Primary Academy Kenley, Oasis Academy and Riddlesdown Collegiate to name a few.



VALLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1080 SQ FT - 100.33 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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- Semi-Detached
- Three Bedrooms
- Two Large Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of
£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107418



Property Ref:
SAN107418 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8651 6363



sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, SOUTH
CROYDON, Surrey, CR2 0PL



barnardmarcus.co.uk