



**Price**  
**£315,000**

**Leasehold**

2x  1x  1x 

**Oaklands, Hayes Lane,  
Kenley, Surrey, CR8**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards





## Main features

- Lovely first floor flat with pretty communal grounds
- Good size living room opening onto a balcony
- Large kitchen with breakfast bar
- Walking distance to local shops, Kenley train station and excellent schools for all ages
- Ample free on street parking

## Accommodation

### FIRST FLOOR

Entrance Hall: 15'5 x 7'7 (4.70m x 2.31m)

Living Room: 14'8 x 12'7 (4.47m x 3.84m)

Kitchen: 11'1 x 10'3 (3.38m x 3.13m)

Bedroom 1: 13'6 x 9'9 (4.12m x 2.97m)

Bedroom 2: 12'7 x 10'0 (3.84m x 3.05m)

Bathroom: 6'9 x 5'4 (2.06m x 1.63m)

### OUTSIDE

Communal Gardens

**First Floor**  
Approx. 66.1 sq. metres (711.9 sq. feet)



**Call Purley - 020 8660 8882 ■ cubittandwest.co.uk**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



21511225/20240325/DI/MS