



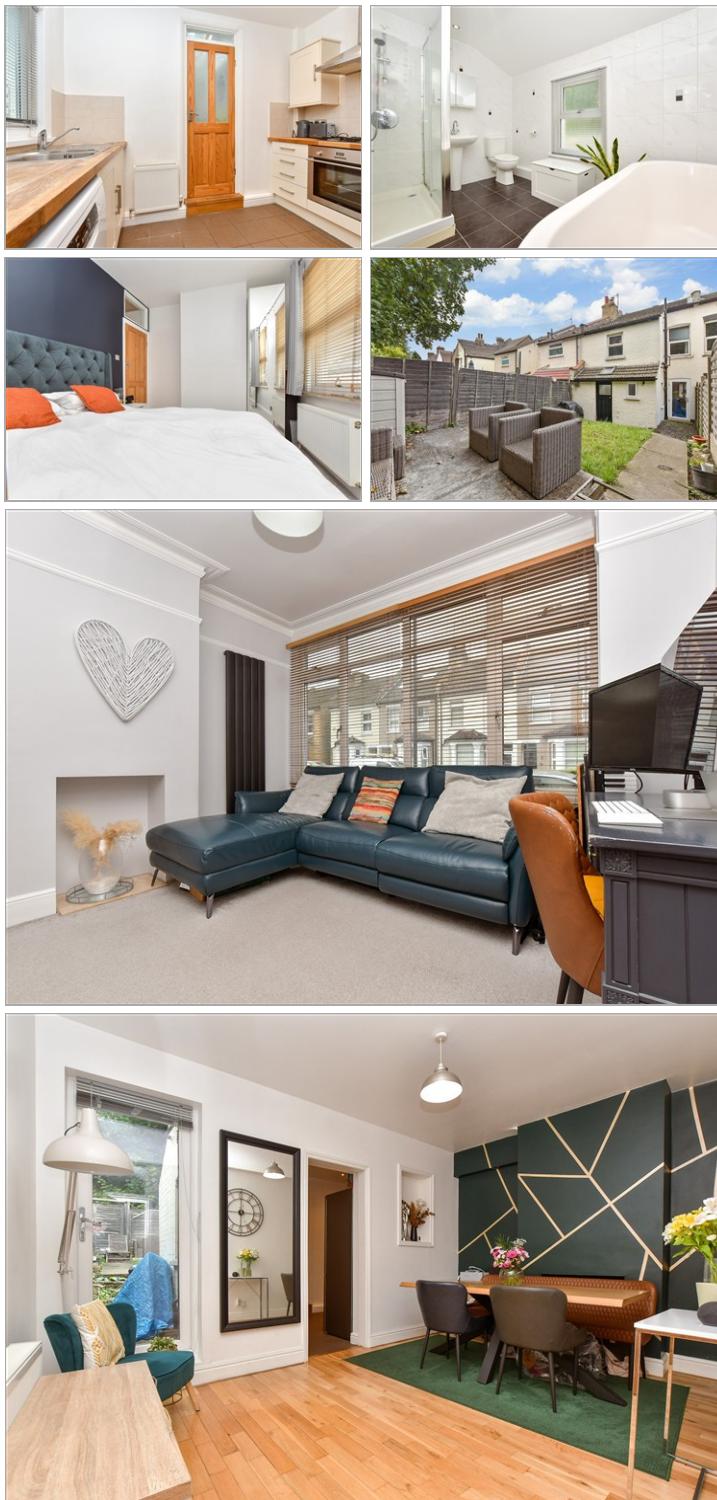
Guide Price
£400,000

Freehold

2x 1x 2x

**Lower Road, Kenley,
Surrey, CR8**

cubitt & west
Helping you move forwards



Main features

- **Lovely Victorian terraced house with lots of character**
- **Modern decor throughout**
- **Cloakroom & upstairs bathroom**
- **Short walk to Purley and Kenley stations & local amenities**
- **Good location for schools including the prestigious Riddlesdown Collegiate**

Accommodation

GROUND FLOOR

Hallway

Lounge: 11'9 x 11'4 (3.58m x 3.46m)
 Dining Room: 15'1 x 9'4 (4.60m x 2.85m)
 Kitchen: 10'4 x 7'5 (3.15m x 2.26m)
 Cloakroom/Utility: 10'5 x 2'6 (3.18m x 0.76m)

FIRST FLOOR

Landing

Bedroom 1: 15'2 x 9'4 (4.63m x 2.85m)
 Bedroom 2: 10'7 x 9'4 (3.23m x 2.85m)
 Bathroom

OUTSIDE

Front Garden
 Rear Garden

Ground Floor
 Approx. 44.0 sq. metres (473.8 sq. feet)



First Floor
 Approx. 39.4 sq. metres (423.6 sq. feet)



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

- 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 50% less, by purchasing a Lifetime Lease.