



Guide Price
£450,000

Freehold

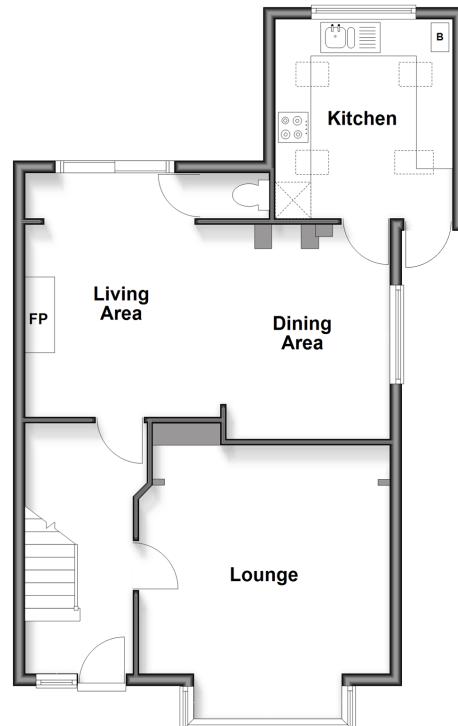
3x 2x 2x

**Godstone Road, Kenley,
Surrey, CR8**

cubitt & west
Helping you move forwards

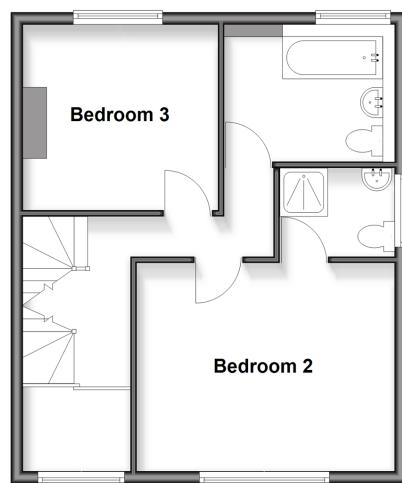
Ground Floor

Approx. 61.0 sq. metres (656.2 sq. feet)



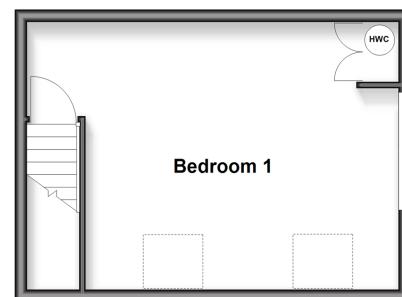
First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Second Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'9 x 13'11 (5.11m x 4.24m)

Living Area: 13'9 x 10'5 (4.19m x 3.18m)

Dining Area: 11'8 x 9'1 (3.56m x 2.77m)

Kitchen: 10'9 x 9'11 (3.28m x 3.02m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 2: 13'10 x 11'4 (4.22m x 3.46m)

En-Suite Shower Room

Bedroom 3: 10'6 x 10'5 (3.20m x 3.18m)

Bathroom

Study Area: 5'9 x 4'4 (1.75m x 1.32m)

SECOND FLOOR

Bedroom 1: 20'3 x 14'6 (6.18m x 4.42m)

OUTSIDE

Front & Rear Gardens

Garage En-bloc



Main features

- **CHAIN FREE - Elevated period semi-detached house with garage en-bloc to rear**
- **Arranged over 3 floors with family bathroom and en-suite shower room to bedroom 2**
- **Good size kitchen with lovely vaulted ceiling**
- **Ideal home to put your own stamp on**
- **Walking distance to to Kenley, Purley and Riddlesdown stations**
- **Good schools for all ages locally**

Nearest Schools

Primary Schools: Harris Primary 0.1 miles, Beaumont Primary 0.6 miles, The Hayes Primary 0.8 miles Secondary Schools: Riddlesdown Collegiate 0.7 miles, Thomas More Catholic School 1.1 miles, Tudor Lodge School 1.4 miles

Transport Information

Train Stations: Kenley 0.3 miles, Riddlesdown 0.4 miles, Purley 0.6 miles

Address

Godstone Road, Kenley, Surrey, CR8

Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Purley Branch 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 59% less, by purchasing a Lifetime Lease



21511822/20260120/NH/NH