



**50 Lower Road**  
**Kenley, CR8 5NB**

**Offers Over £435,000**



## 50 Lower Road

Kenley, CR8 5NB

Introducing this charming 3-bedroom mid-terraced house, located on a sought-after residential road in Kenley. Its prime location provides easy access to Kenley, Riddlesdown and Purley mainline railway stations, offering convenience for commuters.

Step inside to discover a modernised interior thoughtfully enhanced by its current owners. The ground floor has delightful open-plan living space, seamlessly integrating the lounge, dining and kitchen areas, creating an inviting atmosphere for relaxation and entertaining. The kitchen is a testament to contemporary design, equipped with sleek fittings and appliances, while a stylish bathroom complements the functionality of this level.

Moving to upstairs reveals three generously proportioned bedrooms, providing ample accommodation for families or those seeking versatile living arrangements.

Outside, the property boasts a well maintained garden oasis, featuring a blend of patio, lush lawn and a captivating water feature. The south/west basks in sunlight throughout the day, offering the perfect setting for outdoor gatherings or simply unwinding.





Entrance Hall  
9'3" x 2'8" (2.83m x 0.83m)

Living Room  
12'7" x 10'3" (3.86m x 3.13m)

Dining Room  
11'5" x 13'7" (3.5m x 4.16m)



Kitchen  
11'8" x 13'7" (3.57m x 4.16m)

Bathroom  
6'10" x 5'4" (2.1m x 1.64m)

Landing  
11'9" x 4'11" (3.6m x 1.51m)

Bedroom 1  
10'5" x 12'7" (3.2m x 3.84m)

Bedroom 2  
11'4" x 8'2" (3.47m x 2.5m)

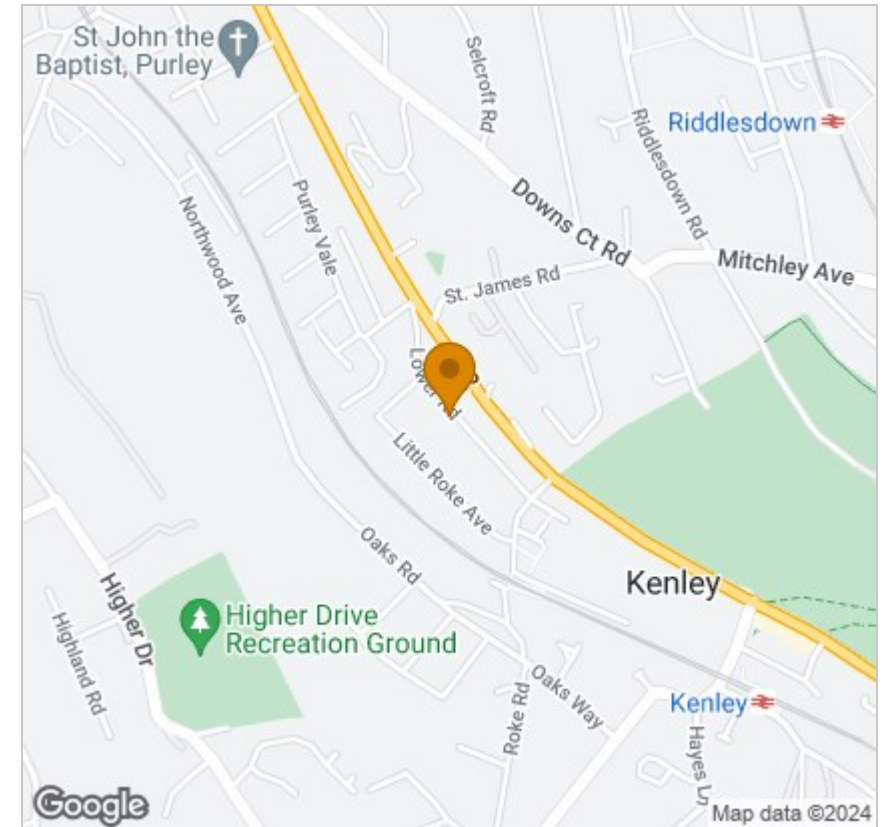
Bedroom 3  
11'1" x 8'3" (3.4m x 2.54m)



## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

