



## 6 Garston Gardens

Kenley, CR8 5AN

Guide Price £500,000





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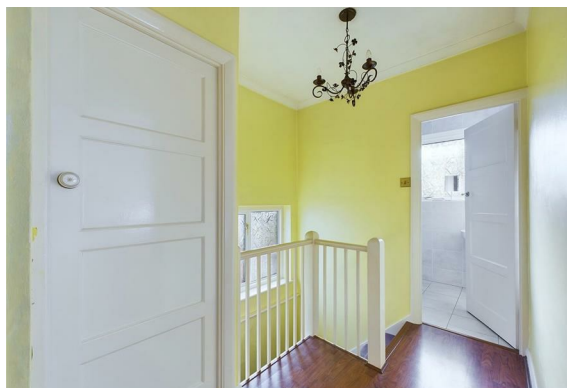
Set in a sought-after location just moments from Kenley mainline station, this 3-bedroom semi-detached house offers a blend of space, potential, and convenience—perfect for growing families or those looking to make their mark on a property.

The ground floor features two generously sized reception rooms, providing flexible spaces for relaxing, dining, or entertaining. The kitchen offers scope for modernisation and personalisation, making it ideal for those with a creative vision.

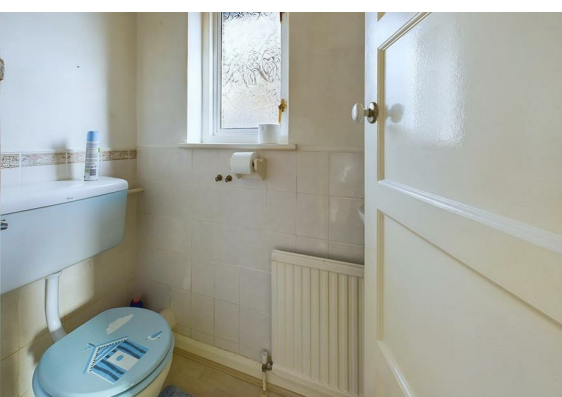
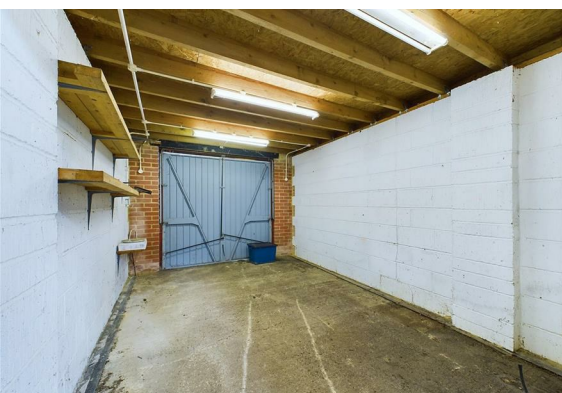
Upstairs, you'll find three well-proportioned bedrooms, a family shower room, and a separate W/C, catering to both practicality and comfort.

Outside, the property boasts a good-sized rear garden—perfect for outdoor activities or quiet afternoons. To the front, the house benefits from a large frontage, with the potential to add parking for multiple cars (subject to planning). A shared driveway leads to a private garage, offering further storage or parking options.

With its fantastic location close to excellent transport links and the added benefit of no onward chain, this property is ready to become your next home.







**Porch**  
1'8" x 3'2" (0.52m x 0.97m)

**Entrance Hall**  
5'10" x 8'0" (1.8m x 2.44m)

**Dining Room**  
17'2" x 10'7" (5.25m x 3.23m)

**Living Room**  
10'8" x 15'7" (3.26m x 4.75m)

**Kitchen**  
7'1" x 11'3" (2.18m x 3.43m)

**Landing**  
3'0" x 11'3" (0.92m x 3.43m)

**Bedroom**  
10'5" x 14'9" (3.2m x 4.51m)

**Bedroom**  
10'5" x 13'1" (3.19m x 3.99m)

**Bedroom**  
7'6" x 10'4" (2.3m x 3.16m)

**Shower Room**  
7'1" x 4'6" (2.18m x 1.38m)

**WC**  
3'0" x 5'5" (0.92m x 1.67m)

**Store Room**  
9'10" x 7'0" (3.00m x 2.15m)

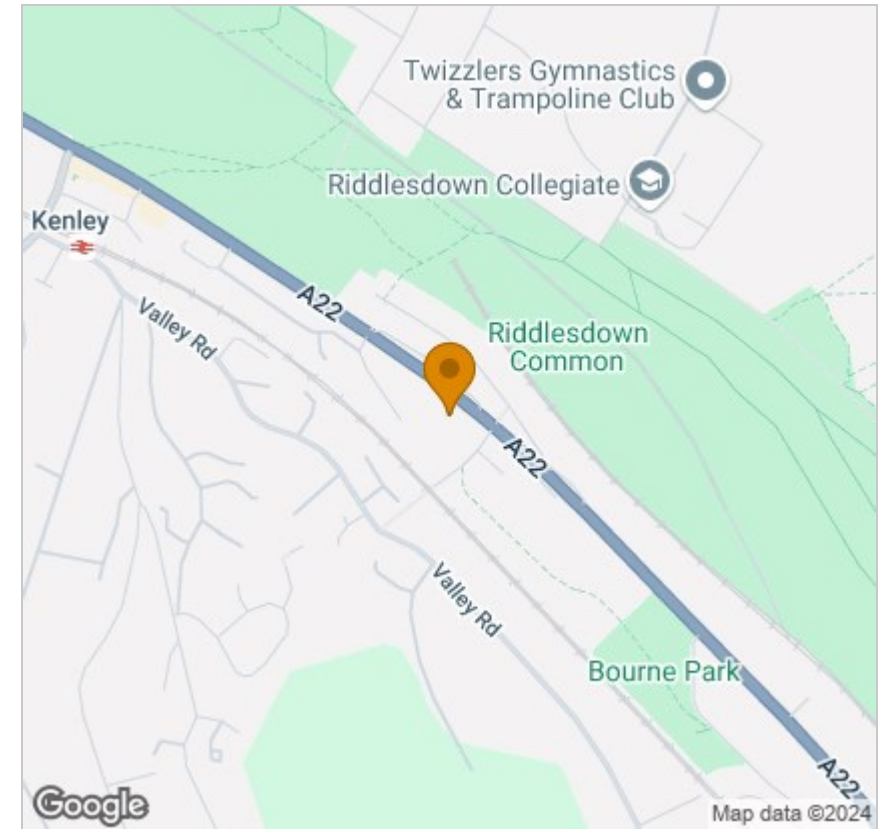
**Garage**  
10'3" x 15'3" (3.13m x 4.65m)



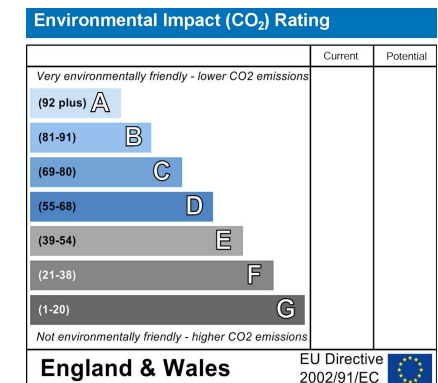
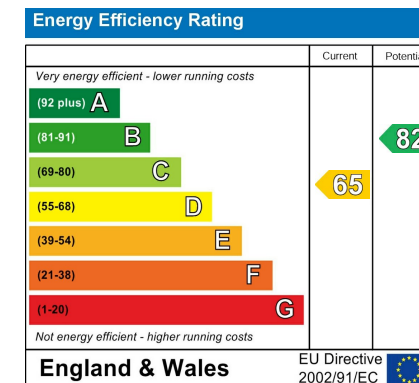
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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