



THREE DOUBLE BEDROOMS, THIRD BEDROOM 10' 4" x 7' 9" (3.15m x 2.35m)
15' 5" x 10' 10" (4.70m x 3.30m) LOUNGE, 18' 4" x 10' 2" (5.60m x 3.10m) DINING ROOM
REAR FACING KITCHEN WITH ACCESS TO A BALCONY OVERLOOKING THE GARDENS
DOUBLE GLAZED WITH GAS CENTRAL HEATING

REAR GARDENS EXTENDING OVER 100' IN LENGTH, BASEMENT STORAGE* *NO ONWARD HOUSE CHAIN!

A DECEPTIVELY LARGE THREE DOUBLE BEDROOM SEMI DETACHED HOUSE with a great size driveway with parking for up to **THREE VEHICLES!** The house has two large Reception Rooms, a great size Kitchen and three Double Bedrooms. In addition to the loft there is access beneath the house to a Basement area with power and light. Outside the rear Garden extends over 100' and has two lawn areas with herbaceous borders.

CONVENIENT LOCATION, NO ONWARD HOUSE CHAIN!

Garston Gardens, Godstone Road, Kenley, Surrey CR8 5AN
ASKING PRICE: £500,000 FREEHOLD



plumbing for a washing machine which will remain. Wood effect veneer flooring throughout, TV point and radiator.

KITCHEN 11' 9" x 7' 0" (3.57m x 2.14m)

Double glazed window to the rear and a double glazed door to the Balcony. Range of white wall and base units with matching worktops and tiled surrounds. Single bowl sink unit with a mixer tap and cupboards under and views to the rear garden. Built in electric oven and grill with a four ring gas hob and extractor fan above. Space and plumbing for a dishwasher, recess space for a fridge and further under counter space for further appliance, both fridges and dishwasher are to remain, wood effect flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed frosted window to the side, access to the loft, built in storage cupboard/airing cupboard, double radiator.

BEDROOM ONE 15' 1" x 10' 6" (4.60m x 3.20m)

Double glazed bay window to front, radiator.

BEDROOM TWO 12' 11" x 10' 4" (3.94m x 3.14m)

Double glazed window to the rear aspect, radiator.

BEDROOM THREE 10' 4" x 7' 9" (3.15m x 2.35m)

Double glazed window to the front, radiator.

BATHROOM

Double glazed frosted window to the rear, white suite comprising of a panelled bath with a mixer tap shower attachment, vanity wash hand basin. Airing cupboard with shelving and a wall mounted gas fired combination central heating boiler, wall mounted heated towel rail.

SEPARATE WC Double glazed frosted window to the side, low flush wc and a wall mounted wash hand basin with mixer tap.



DIRECTIONS

From the roundabout in Whyteleafe proceed along the A22 towards Kenley, just beyond the Kenley road sign the house is on the left hand side, on entering the driveway the house is on the right, just park on the brick block driveway in front of the house.

LOCATION

The property is located approximately half a mile from local shops on the Godstone Road and Kenley Railway Station with services into Croydon and Central London. The M25 motorway is approximately 3 - 4 miles away at Godstone junction 6, so ideal for the car commuter and access to Gatwick Airport. Further shopping facilities and amenities can be found at nearby Purley, Whyteleafe and Caterham.

The location has a good selection of schools from Infant to Secondary levels within the surrounding area as well as open spaces at Kenley Aerodrome (only gliders) and Riddlesdown Common.

ACCOMMODATION

ENTRANCE HALLWAY

Return staircase to the first floor landing with an under stairs cupboard housing the gas meter, double radiator.

LOUNGE 15' 5" x 10' 10" (4.70m x 3.30m)

Double glazed windows to the rear either side of a double glazed door leading to the rear facing Balcony. TV point and radiator.

BALCONY

Covered Balcony with access to the Lounge and a door to the Kitchen. A set of steps lead to the Garden.

DINING ROOM 18' 4" x 10' 2" (5.60m x 3.10m)

Two double glazed windows to the front, one with a bay and a deep window cill, coved ceiling, fireplace to one end of the room with base storage cupboards to either side housing the electric meter and fuse box. To the opposite end of the room there is a built-in unit with cupboards and drawers incorporating space and

OUTSIDE

FRONT GARDEN

There is a high hedge to the front border providing privacy from the road and a lawn area.

DRIVEWAY AND OFF ROAD PARKING

Initially a shared driveway between the two properties leading to double gates providing access to the rear Garden. In front of the house there is an area of concrete brick patterned driveway which offers off street parking for up to three vehicles.

REAR GARDENS

The rear Gardens extend in excess of 100' (30.46m) in length and have two lawn areas with established herbaceous borders with a path leading the rear of the Garden.

BASEMENT STORAGE


There are double doors from the rear Garden leading to some under house storage which has power and light, ideal for an additional Freezer or Tumble Dryer.

COUNCIL TAX

The current Council Tax Band is 'D', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

2/12/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)

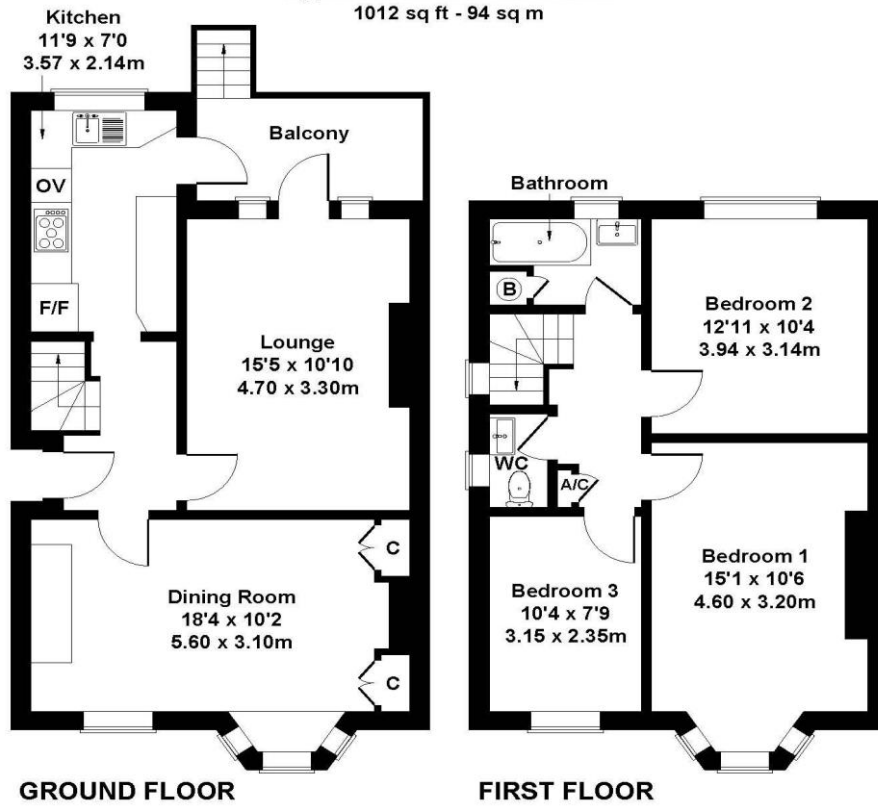
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



FLOORPLAN

Garston Gardens

Approximate Gross Internal Area
1012 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.





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