



72 Valley Road,
Kenley, CR8 5BU - Price £450,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

An opportunity to purchase a detached bungalow at a realistic price to allow for modernisation. Set in an exceptionally large garden and most conveniently placed for Kenley Station. The area is served by a number of good schools both in the state and private sectors. The M23/M25 motorways are also within close proximity. Kenley is also noted for its countrified setting with many fine walks and open spaces close by.

- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Decked Patio Area
- Large Gardens
- No Onward Chain





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

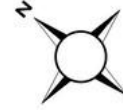
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



Ground Floor

Approx. 63.3 sq. metres (680.9 sq. feet)



Total area: approx. 63.3 sq. metres (680.9 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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