JOHN BROWN & MARK YOULL

SALES & LETTINGS

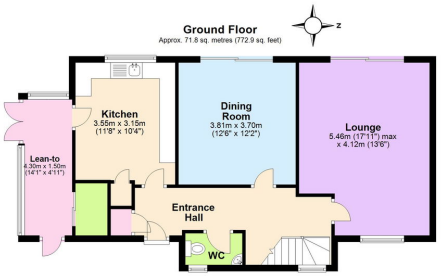
32 Hermitage Road

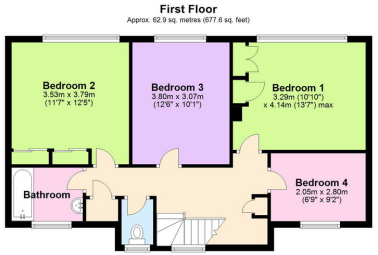
£795,000

4 1 2

- Detached Cottage Style House
- Kitchen/Breakfast Room
- Family Bathroom
- Private Driveway
- Large Gardens
- Desirable Residential Location
- Four Bedrooms
- Detached Garage
- Gas Central Heating
- No Onward Chain

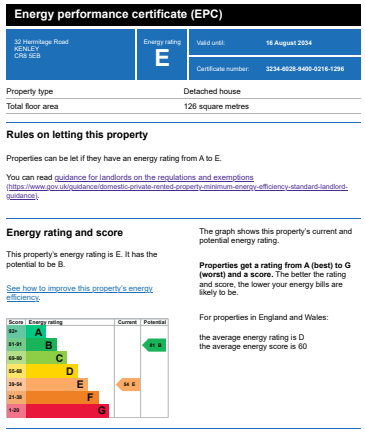
This Attractive cottage style 4 Bedroom property offers generous family accommodation comprising two reception rooms, kitchen / breakfast room with, family bathroom and downstairs cloakroom. Occupying an excellent residential position in this sought after, semi-rural location in the heart of Kenley with the convenience of being located within a short distance of Kenley Station, local shops and bus services on the Godstone Road. Purley Town Centre is just 1 and a half miles away with a good choice of shops, supermarket, library, swimming pool and main line railway station serving both Croydon and London. There is a good choice of schools for children of all ages in the area and many fine open spaces and sports facilities all easily accessible. There is A delightful mature garden that is laid mainly to lawn with a small well established private woodland at the end. The front offers ample parking on a private driveway with space for several cars with a





Total area: approx. 134.8 sq. metres (1450.5 sq. feet)

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



Energy performance certificate (EPC)

32 Hermitage Road KENLEY CR8 5EB	Energy rating **E**	Valid until:	**16 August 2034**
		Certificate number:	**3234-6028-9400-0216-1296**

Property type	Detached house
Total floor area	126 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

YOUR LOCAL INDEPENDENT AGENT
01737 551111 / 020 8668 5344
info@johnbrownmarkyoull.co.uk
www.johnbrownmarkyoull.co.uk

105 Coulsdon Road, Old Coulsdon, Surrey CR5 1EH