



20 Frensham Road,
Guide Price £585,000

4 1 3



Introducing this rarely available family home on Frensham Road, Kenley. This semi-detached house boasts four bedrooms, a kitchen/diner, conservatory, landscaped garden, and a loft conversion - providing ample space for a growing family.

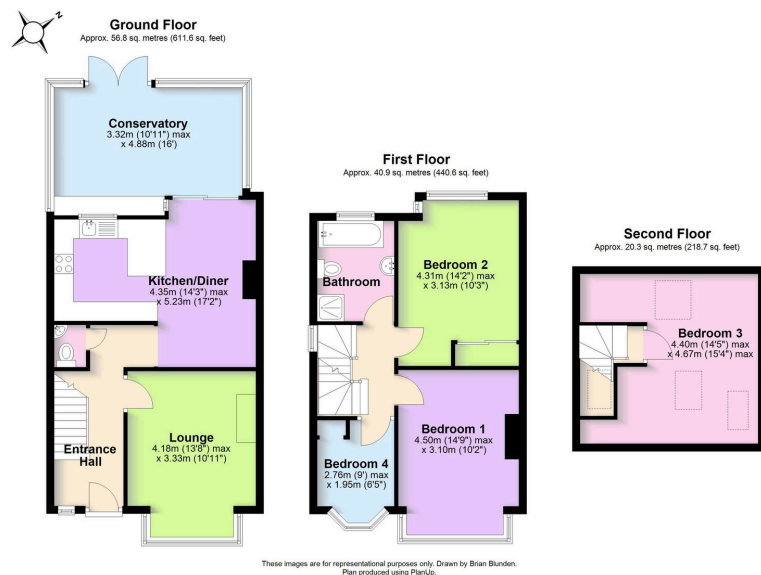
Located in a popular residential area, this property offers convenience and accessibility. With Kenley Station just a stone's throw away, commute to Croydon, London Bridge, and London Victoria couldn't be easier. In addition, local shops, bus services, and a variety of schools cater to the needs of families with children of all ages.

Not to mention, the property's proximity to Junction 5 of the M25 orbital motorway at Godstone ensures quick access to Gatwick and Heathrow Airports, the South Coast, and beyond.

This well-maintained home presents the perfect opportunity for buyers seeking a comfortable living space in a desirable location. Do not miss out on the chance to view this property. Contact us today to arrange a viewing.

LOCATION: The property is located in a popular residential location within close proximity of Kenley Station (with regular and direct services to Croydon, London Bridge and London Victoria), local shops and bus services. The area is well served with schools for children of all age groups. Junction 5 of the M25 orbital motorway is at Godstone which is about 5 miles away giving easy access to Gatwick and Heathrow Airports, the South Coast and the remainder of the motorway network.





- 4 Bedrooms
- Kitchen/Diner
- Landscaped Garden
- Loft Conversion
- Conservatory
- Gas Central Heating
- Garden Gazibo
- EPC - D
- COUNCIL TAX BAND - E



Energy performance certificate (EPC)

2010 Standard Rating RDM 2.7 CRS 0.0	Energy rating	108 units	18 February 2018
	D	Certificate number	9382-2646-4282-2315-0004
Property type		Semi-detached house	
Total floor area		108 square metres	

Rules on letting this property

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

You can need [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/consultations/private-rented-properties-energy-efficiency-standards-guidance) <https://www.gov.uk/government/consultations/private-rented-properties-energy-efficiency-standards-guidance>.

Energy rating and score

This property's energy rating is D. 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 50

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	108	
35-54	E		
21-34	F		
1-20	G		

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