



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1943.55 ft²
 180.56 m²

Reduced headroom
 11.76 ft²
 1.09 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

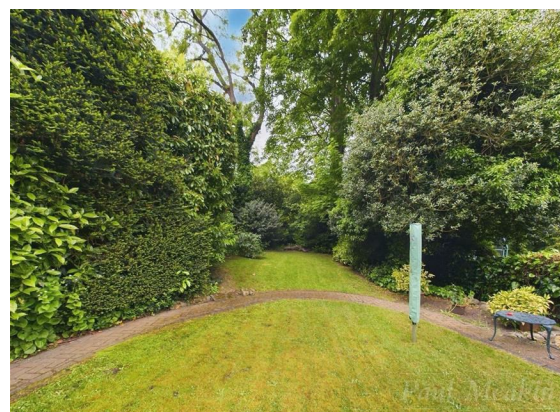
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

EST 1973
Paul Meakin £825,000 Park Road, Kenley, CR8 5AR
 ESTATE AGENTS



Paul Meakin are delighted to market this four bedroom, two bathroom detached family home presented to the market in good condition with a plot that lends its self well to extend STPP. Internally boasting just under 2,000 sq ft the bright and spacious accomodation provides two reception areas open plan to a stunning refitted kitchen breakfast room plus a separate study and utility room. The first floor provides four good sized bedrooms and two bathrooms. Additional features include a large driveway with landscaped front and rear gardens. This property is located on a sought after residential road in close proximity to Kenley Station which provides access to both London Bridge and Victoria stations plus Blackfriars using Thameslink via Purley Station. The property is within the catchment area of several sought after and prominent local schools including The Hayes and Harris Academy plus the M25/M23 motorways can be accessed via Godstone Junction 6, providing routes to both Gatwick and Heathrow airports and the motorway network. There is a small selection of amenities in Kenley Village, however for a greater selection of facilities for supermarkets, shops, bars and restaurants, Purley town centre is just over a mile away. Kenley Aerodrome and Common are also nearby and provide miles of open space and country walks. There are further leisure amenities locally including a number of golf clubs, sports clubs and gyms including the de Stafford sports centre in Caterham.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92-100 A	65 77
81-91 B	
69-80 C	
55-68 D	
49-54 E	
35-48 F	
1-34 G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

TAX BAND: G

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Four bedroom detached
- Two bathrooms
- Just under 2,000 sq ft
- Bright and spacious reception rooms
- Separate study
- Scope to extend STPP
- Large frontage
- Landscaped gardens



Living Room
15'1" x 7'8" (4.62 x 2.36)

Hallway
12'8" x 4'1" (3.87 x 1.25)

Utility
8'4" x 8'7" (2.55 x 2.62)

Kitchen / living area
9'5" x 11'8" (2.89 x 3.56)

Kitchen / living area
22'6" x 12'9" (6.88 x 3.91)

Kitchen
10'10" x 11'6" (3.32 x 3.52)

Garage
43'5" x 7'8" (13.24 x 2.36)

Bedroom
10'11" x 16'0" (3.34 x 4.88)

Bedroom
10'7" x 11'8" (3.23 x 3.57)

Bedroom
10'7" x 11'8" (3.23 x 3.57)

Bedroom
12'2" x 7'11" (3.72 x 2.42)

Landing
10'8" x 7'1" (3.26 x 2.18)

Hallway
12'8" x 3'4" (3.87 x 1.04)

Bathroom
7'10" x 8'8" (2.4 x 2.65)

En-suite
10'9" x 6'3" (3.28 x 1.91)

