



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**£725,000** Park Road, Kenley, CR8 5AS



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Approximate total area<sup>(1)</sup>  
 1696.5 ft<sup>2</sup>  
 157.61 m<sup>2</sup>

Reduced headroom  
 32.29 ft<sup>2</sup>  
 3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



A 'Chain Free' three bedroom detached family home. This property is a great opportunity for a buyer to extend (STPP) or for buyers who are looking to downsize.

Internally offering a large reception hall, a bright and spacious through lounge / dining area, conservatory enjoying the outlook onto the secluded garden and patio area. The property also benefits from a large kitchen breakfast room, useful downstairs cloakroom, a single garage and ample off street parking via the drive and large frontage.

Upstairs are three double bedrooms flooded with natural light and a refitted bathroom. The whole house has been completely re-decorated and new flooring throughout.

Park road is a tree lined residential road located in the heart of Kenley within great proximity to Kenley station and selection of primary and secondary schools including Harris Primary Academy Kenley, Hayes Primary and Riddlesdown Collegiate. Kenley station offers excellent services for commuters to London Victoria and London Bridge.

This property warrants to earliest viewing to appreciate location, potential and size.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TAX BAND: F

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

- Chain Free
- Three bedroom detached
- Scope to extend STPP
- Large kitchen breakfast room
- Secluded garden
- Ample off street parking
- Close to Kenley Station
- Another Property Entrusted To Paul Meakin Estate Agents



PORCH  
5'6" x 9'7" (1.67 x 2.93)

ENTRANCE HALL  
9'0" x 11'1" (2.74 x 3.37)

RECEPTION ROOM  
26'8" x 11'7" (8.13 x 3.52)

CONSERVATORY  
13'4" x 9'7" (4.06 x 2.91)

DINING AREA  
15'5" x 7'8" (4.71 x 2.34)

KITCHEN  
13'9" x 12'2" (4.20 x 3.71)

CLOAKROOM  
2'10" x 5'7" (0.86 x 1.71)

HALLWAY  
2'10" x 2'9" (0.87 x 0.84)

GARAGE  
15'6" x 8'10" (4.73 x 2.69)

LANDING  
4'0" x 11'2" (1.23 x 3.41)

BATHROOM  
5'7" x 11'4" (1.70 x 3.46)

BEDROOM 1  
21'4" x 11'9" (6.49 x 3.57)

BEDROOM 2  
18'3" x 8'10" (5.57 x 2.69)

BEDROOM 3  
11'1" x 7'10" (3.37 x 2.39)

