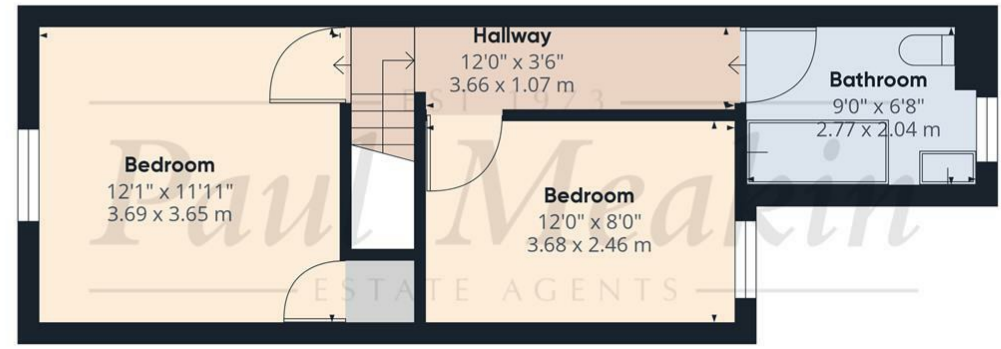
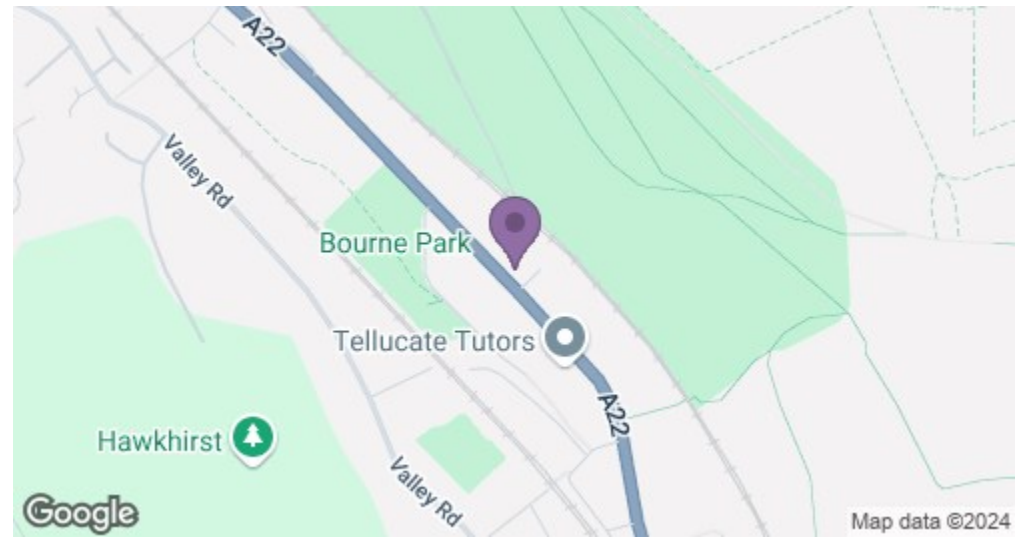


Approximate total area⁽¹⁾
 745.08 ft²
 69.22 m²



(1) Excluding balconies and terraces.
 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

Energy Efficiency Rating	
Current	Potential
65	87
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



TAX BAND: C

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



EST 1973
Paul Meakin £400,000 Godstone Road, Kenley, CR8 5BN
 ESTATE AGENTS

Paul Meakin is pleased to market this well presented two double bedroom end of terrace home with two bright and spacious reception rooms, a fitted kitchen and useful downstairs cloakroom. The first floor is a good sized with a large, fitted bathroom. The garden enjoying terrace areas, and any buyer could develop the area further for more entertaining space for al fresco dining and relaxing. Kenley Station is a short distance away providing access to both London Bridge and Victoria Station and Blackfriars via Purley Station using Thames Link plus both Upper Warringham and Whyteleafe stations are under a mile away plus the 407 bus route to Croydon/Caterham which passes by the house. A selection of local schools for all ages including Harris Academy, The Hayes School and Riddlesdown Collegiate. Riddlesdown and Kenley Commons, Kenley Aerodrome and Bourne Park are all within the locality providing miles of open space and country walks. Local amenities include shops in the Kenley Parade and Purley Town is just over a mile away. The M25 is a short distance away providing access to both Gatwick and Heathrow airports plus the motorway network.

- End of terrace
- Two reception rooms
- Fitted kitchen
- Downstairs Cloakroom
- Two double bedrooms
- Large fitted bathroom
- Lovely garde
- Great location
- Viewing advised

Entrance hall

Living room
12' x 11'11 (3.66m x 3.63m)

Dining Room
11'10 x 11'9 (3.61m x 3.58m)

Kitchen
8'3 x 6'6 (2.51m x 1.98m)

Landing
12' x 3'6 (3.66m x 1.07m)

Bedroom
12'1 x 11'11 (3.68m x 3.63m)

Bedroom
12' x 8' (3.66m x 2.44m)

Bathroom
9' x 6'8 (2.74m x 2.03m)

Garden

