



RAYNERS
TOWN & COUNTRY

**3 HERONWOOD GARDENS
WELCOMES ROAD, KENLEY, SURREY, CR8 5GY**

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House 3 at Heronwood Gardens presents a rare opportunity to acquire a luxury semi-detached townhouse within this exclusive development of just four homes, situated on one of Kenley's most sought-after private roads. Built approximately two years ago and now offered as a second-hand home, the property remains in excellent condition and is ready for immediate occupation.

Arranged over four spacious floors, this impressive townhouse provides versatile and well-proportioned accommodation designed to meet the needs of modern family living. Constructed to a high specification, the property benefits from quality fixtures and fittings throughout, with careful attention paid to both design and practicality. The attractive architectural detailing and landscaped frontage complement the character of this desirable leafy Surrey location.

The setting is ideal for a wide range of purchasers, with excellent local amenities, transport connections, recreational facilities and well-regarded schools all within easy reach. END OF CHAIN.







Tenure: Freehold Local Authority: Tandridge Council
Service charge: £600 per annum

Council Tax Band: G EPC Rating: B

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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