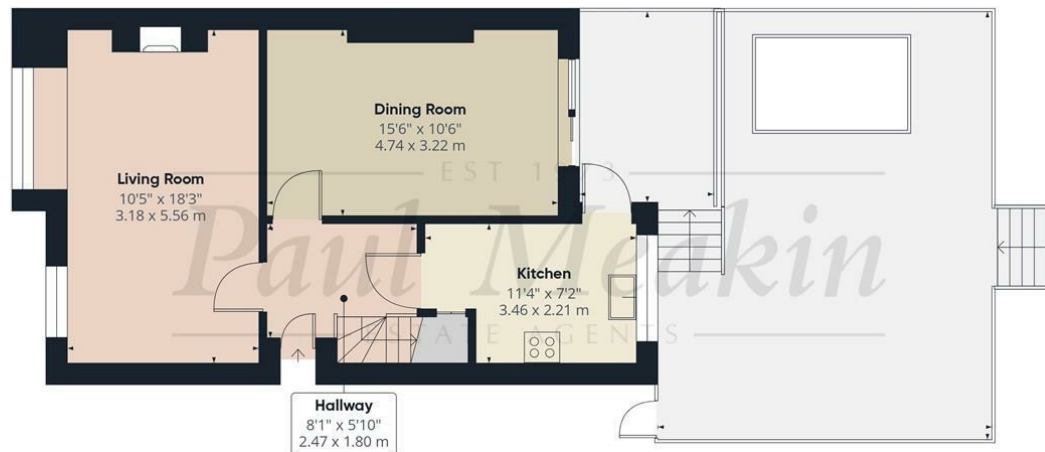




EST 1973
Paul Meakin ESTATE AGENTS
Offers In Excess Of £490,000 Garston gardens, Kenley, CR8 5AN



Ground Floor



Floor 1

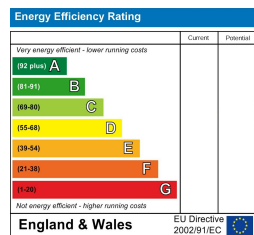
Approximate total area⁽¹⁾
962 ft²
89.4 m²

Balconies and terraces
437 ft²
40.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



TAX BAND: D

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

- | | |
|-----------------------------|------------------------------|
| Entrance Hall | Bedroom |
| Kitchen | 12'10 x 10'5 (3.91m x 3.18m) |
| 11'4 x 7'2 (3.45m x 2.18m) | Bedroom |
| Living Room | 10'6 x 7'8 (3.20m x 2.34m) |
| 10'5 x 18'3 (3.18m x 5.56m) | Bathroom |
| Dining Room | Garden |
| 15'6 x 10'6 (4.72m x 3.20m) | Off Street Parking |
| Landing | |
| Bedroom | |
| 13'7 x 9'3 (4.14m x 2.82m) | |



Nestled in the charming area of Garston Gardens on Godstone Road, Kenley, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two generous reception rooms, perfect for entertaining guests or enjoying quiet family evenings. A stylish refitted kitchen, which comes equipped with modern built-in appliances, making meal preparation a pleasure and a refitted shower room to the first floor.

Step outside to discover a sun terrace seating area, ideal for enjoying warm summer days. The garden is thoughtfully designed with decking that overlooks a charming feature fish pond, creating a serene atmosphere. Further steps lead down to a well-maintained lawn area, providing a perfect space for children to play or for hosting gatherings with friends and family.

The property also boasts a large private driveway, offering ample off-street parking, a rare find in this desirable location. With great access to local amenities, this home is perfectly situated for convenience and community living.

This semi-detached house not only offers a comfortable living space but also presents scope for extension, subject to planning permission, allowing you to tailor the property to your needs. This is a wonderful opportunity to secure a lovely home in a sought-after area.

- PRICE RANGE £500,000-£525,000
- Three bedroom semi detached
- Large private driveway
- Scope to extend STPP
- Two large reception rooms
- Refitted Kitchen
- Refitted shower room
- Landscaped garden

