



12a Garston Lane, KENLEY CR8 5BA

welcome to
12a Garston Lane, KENLEY

This beautifully presented three-bedroom semi-detached home offers spacious and versatile living, perfect for families or those looking to upsize.

Ideally situated on Garston Lane in the sought-after area of Kenley, the property benefits from a modern fitted kitchen with ample storage and workspace and a generous reception room with direct access to a charming conservatory which floods the home with natural light and provides a seamless transition to the garden-perfect for dining, working from home, or simply enjoying the outdoors year-round.





Lower Ground Floor

Ground Floor

First Floor

Second Floor



Upstairs, the home continues to impress with three well-proportioned bedrooms, and two bathrooms ensure convenience for busy households. The master bedroom boasts beautiful views across the valley and the spacious garden at the rear, which is incredibly private and has plenty of space for outdoor seating. It is also accompanied by a driveway which provides off street parking for one vehicle.

For commuters, the location is highly convenient, with Kenley Station approximately 0.6 miles away, offering regular rail services into Central London, alongside additional nearby stations such as Riddlesdown. There are also excellent local bus links within walking distance, enhancing connectivity.

Families will appreciate the proximity to a range of well-regarded schools, including Harris Primary Academy Kenley and Riddlesdown Collegiate, both noted for strong performance. Everyday amenities are close at hand, with local shops, cafés, and supermarkets nearby, while the surrounding area offers green open spaces and a suburban lifestyle on the edge of London.

Total floor area 136.7 m² (1,471 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

12a Garston Lane, KENLEY

- Semi-Detached
- Three Double Bedrooms
- Two Bathrooms
- Off-Street Parking
- Conservatory

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: D

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
SAN108075 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



020 8651 6363



Sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)