

## 1 Famet Gardens

Kenley, CR8 5AL

Guide Price £400,000



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Guide Price £400,000 - £425,000

Ideally located between Kenley and Purley stations, this attractive three bedroom end of terrace home offers excellent access to transport, local schools, parks and everyday amenities, making it a convenient and well rounded choice for families and commuters alike.

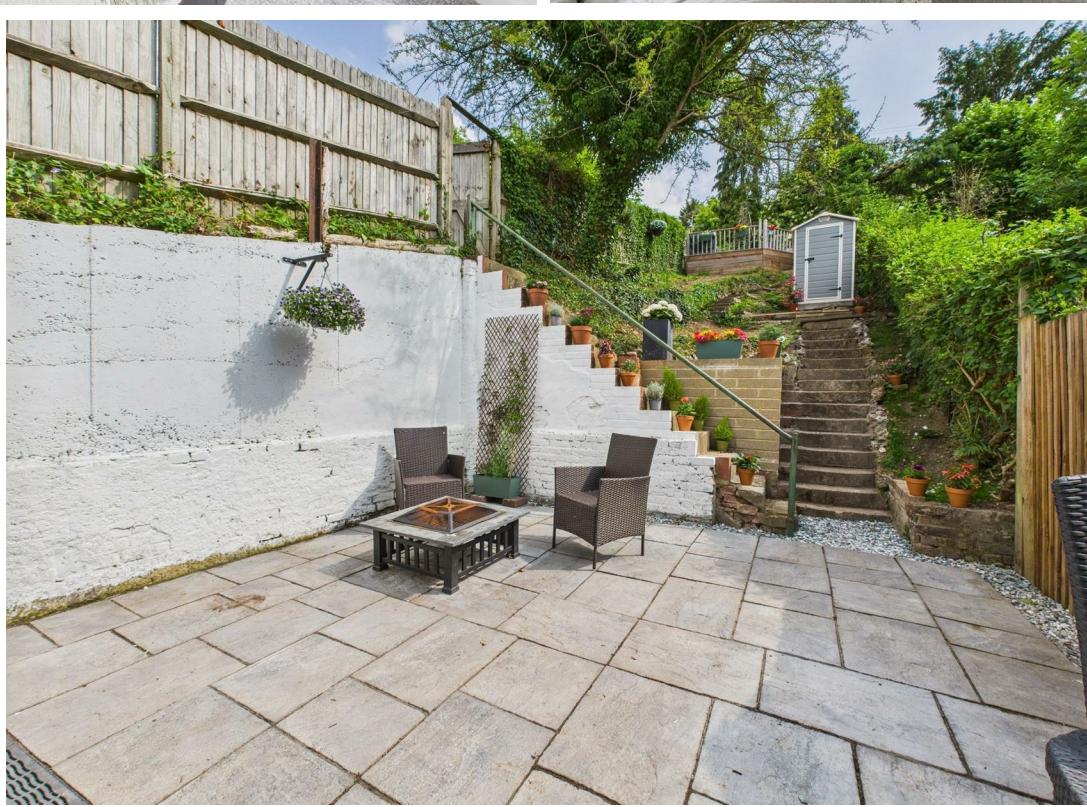
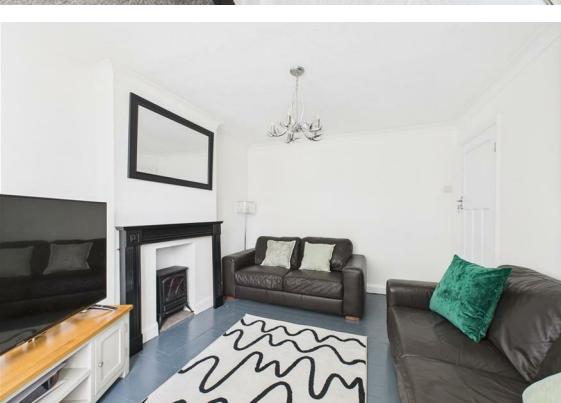
Set back from the road, the property benefits from a secluded frontage that gives a real sense of privacy from the moment you arrive. Inside, the ground floor offers a well balanced layout, including two separate reception rooms, perfect for creating a defined living area and a separate dining space, home office or playroom. The kitchen, located at the rear, provides a practical and well equipped space with access out to the garden.

Upstairs, the property continues to impress with three good sized bedrooms and a modern four piece family bathroom, complete with both bath and separate shower, a rare and welcome feature for busy households.

One of the true highlights of this home is its outside space. The spacious tiered rear garden is a real sanctuary, offering a mix of patio, lawn and an elevated decking area that takes full advantage of its green surroundings. Whether you are hosting friends, enjoying an alfresco meal in the warmer months, or simply unwinding with a book and a view, this garden offers the flexibility and space to do it all. The addition of side access also adds practical appeal.

Being sold with no onward chain, this property offers the opportunity for a swift and stress free move.





**Entrance Hall**  
14'2" x 5'8" (4.32m x 1.73m)

**Living Room**  
13'6" x 11'1" (4.12m x 3.39m)

**Dining Room**  
11'9" x 9'0" (3.59m x 2.75m)

**Kitchen**  
9'3" x 6'5" (2.82m x 1.97m)

**Landing**  
8'5" x 2'10" (2.58m x 0.87m)

**Bedroom**  
13'1" x 9'6" (3.99m x 2.92m)

**Bedroom**  
11'11" x 9'3" (3.64m x 2.82m)

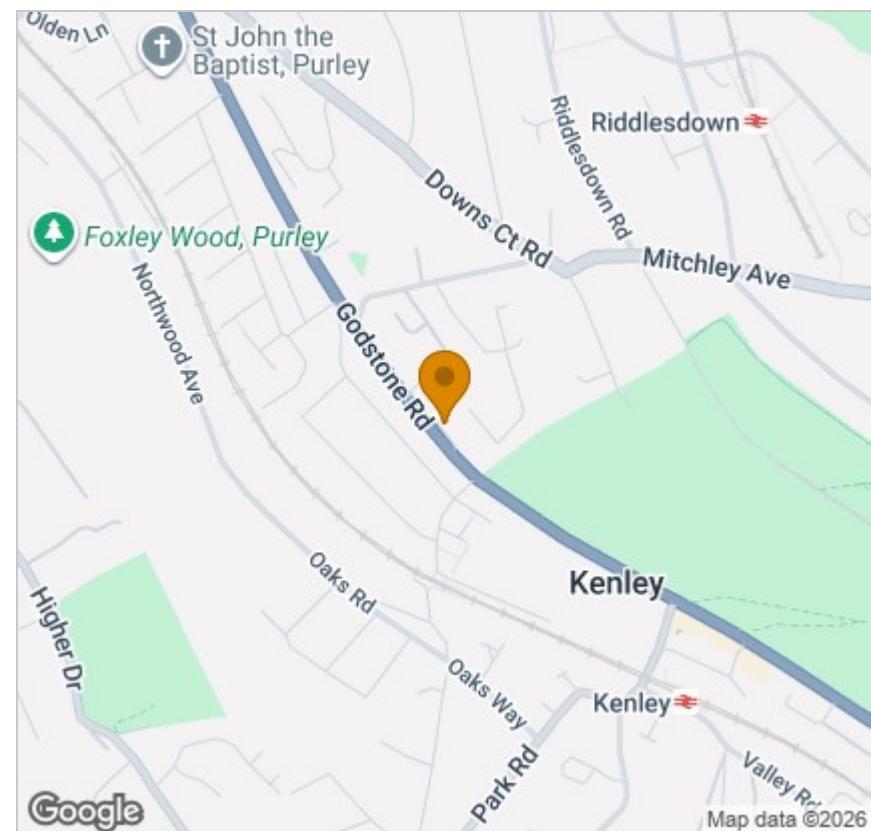
**Bedroom**  
7'0" x 6'3" (2.15m x 1.93m)

**Bathroom**  
7'3" x 5'8" (2.21m x 1.75m)

## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

