



Guide Price

£575,000

Freehold

3x  2x  2x 

**Halton Road, Kenley,
Surrey, CR8**

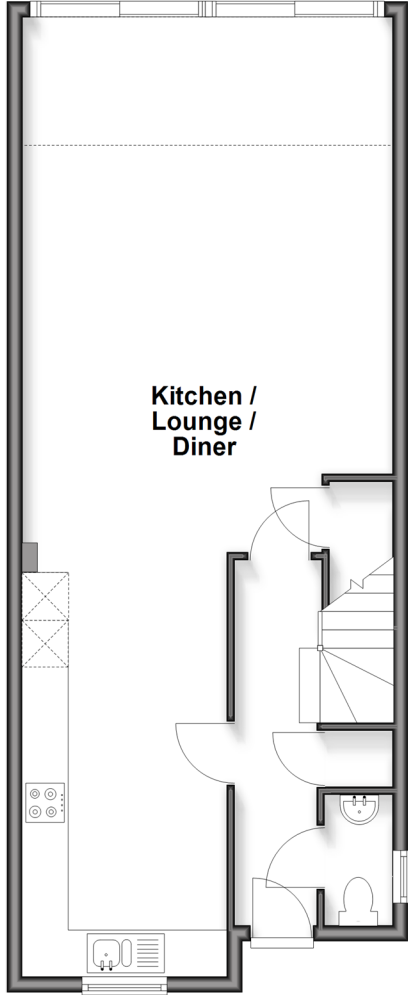
OVER 60?

Secure this property
for up to **59% less!**

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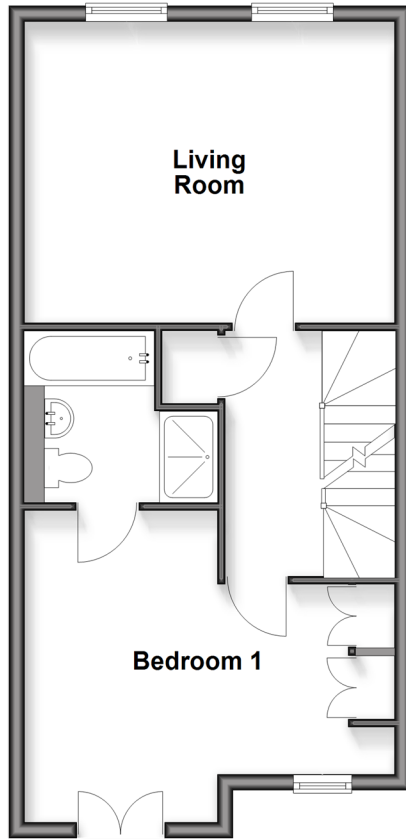
Ground Floor

Approx. 57.6 sq. metres (619.8 sq. feet)



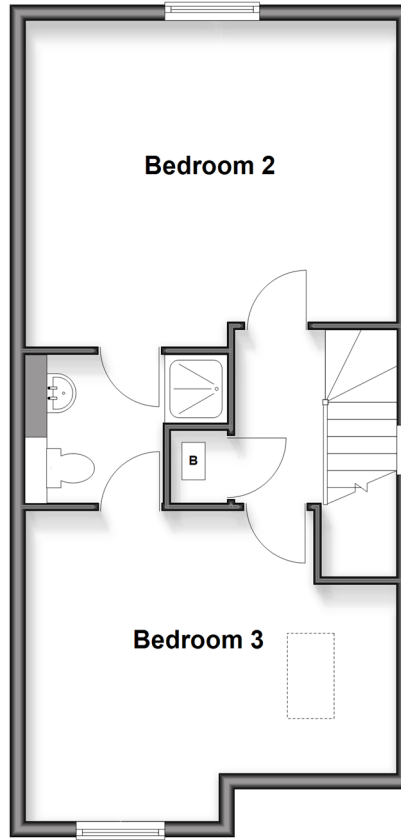
First Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



Second Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen Area: 16'10 x 8'4 (5.13m x 2.54m)

Lounge/Diner: 22'7 x 15'10 (6.89m x 4.83m)

FIRST FLOOR

Landing

Living Room: 15'10 x 12'9 (4.83m x 3.89m)

Bedroom 1: 15'10 x 13'1 (4.83m x 3.99m)

En suite Bathroom

SECOND FLOOR

Landing

Bedroom 2: 15'10 x 13'0 (4.83m x 3.97m)

Bedroom 3: 15'9 x 13'11 (4.80m x 4.24m)

Jack & Jill Shower Room

OUTSIDE

Rear Garden

Allocated Parking Space

Visitor Parking



Main features

- Open plan living with a second lounge on the first floor
- Three double bedrooms with an ensuite to bedroom one & Jack n Jill bathroom
- Allocated parking & visitor spaces
- Cloak room on the ground floor
- On the doorstep of Kenley Areodrome & low maintenance garden



Nearest Schools

Primary Schools: Audley Primary 0.6 miles, St Francis Catholic Primary 0.6 miles, Hillcroft Primary 1.2 miles

Secondary Schools: Sunnydown School 0.6 miles, de Stafford School 1.0 miles, Coulsdon High School 1.3 miles



Transport Information

Train Stations: Whyteleafe South 1.2 miles, Whyteleafe 1.4 miles, Upper Warlingham 1.6 miles



Address

Halton Road, Kenley, Surrey, CR8



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



EPC RATING
CURRENT: **C(77)** POTENTIAL: **B(84)**

24408298/20260309/MG/LP