



Guide Price
£525,000

Freehold

4x  2x  2x 

**Kenmore Road, Kenley,
Surrey, CR8**

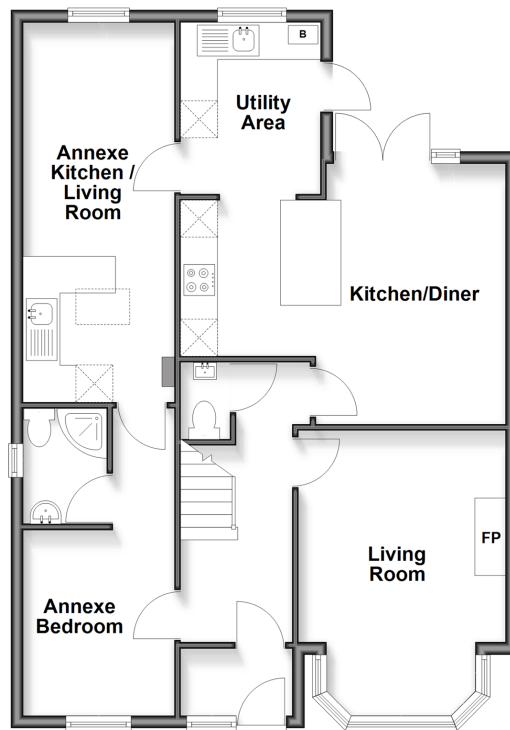
OVER 60?

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

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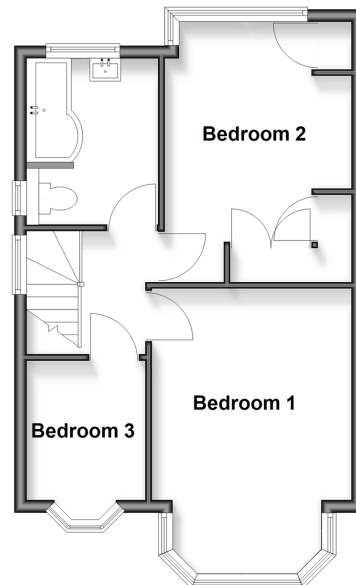
Ground Floor

Approx. 79.2 sq. metres (852.8 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Accommodation

GROUND FLOOR

Porch

Entrance Hall

Cloakroom

Living Room: 15'3 x 11'0 (4.65m x 3.36m)

Kitchen/Diner: 17'1 x 8'2 (5.21m x 2.49m)

Utility Area: 8'9 x 7'6 (2.67m x 2.29m)

Annexe Kitchen/Living Room: 20'1 x 8'0 (6.13m x 2.44m)

Annexe Bedroom: 16'1 x 7'9 (4.91m x 2.36m)

Annexe Shower Room

FIRST FLOOR

Landing

Bedroom 1: 15'4 x 10'2 (4.68m x 3.10m)

Bedroom 2: 14'1 x 9'8 (4.30m x 2.95m)

Bedroom 3: 9'4 x 6'6 (2.85m x 1.98m)

Bathroom

OUTSIDE

Front Garden

Rear Garden



Main features

- Semi-detached house with internal 1 bedroom annexe so ideal for a larger family
- Walking distance to Kenley station - ideal if you commute
- Popular family area due to good & outstanding schools including Riddlesdown Collegiate
- Modern open plan kitchen/diner with sitting area and utility area
- Good size rear garden

Nearest Schools

Primary Schools: Harris Primary 0.1 miles, The Hayes Primary 0.5 miles, Beaumont Primary 0.5 miles
Secondary Schools: Riddlesdown Collegiate 0.8 miles, Thomas More Catholic School 1.4 miles, Woodcote High School 1.4 miles

Transport Information

Train Stations: Kenley 0.3 miles, Riddlesdown 0.6 miles, Reedham 0.6 miles

Address

Kenmore 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: D(57) POTENTIAL: C(74)

21511722/20260116/D1/NH