



**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.

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.

links within walking distance, enhancing connectivity.





Total floor area 136.7 m<sup>2</sup> (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](http://www.propertybox.io)



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.

welcome to

## 12a Garston Lane, KENLEY

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

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

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAN108075 - 0005

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