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MARRIOTT VERNON
ESTATE AGENTS

Valley Road, Kenley, CR8 5BY

Guide price £500,000-£525,000





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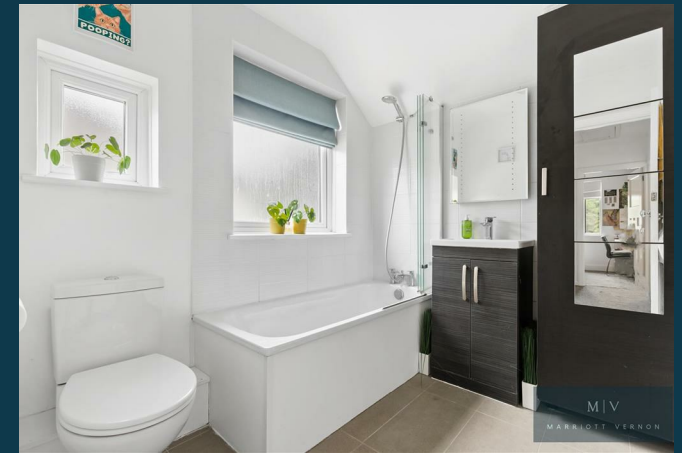
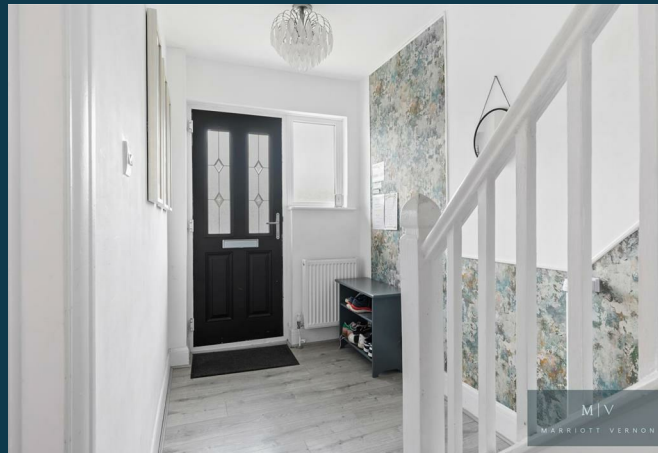
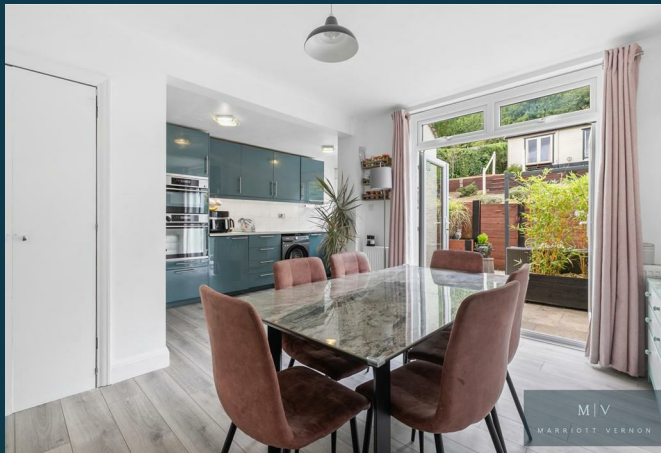
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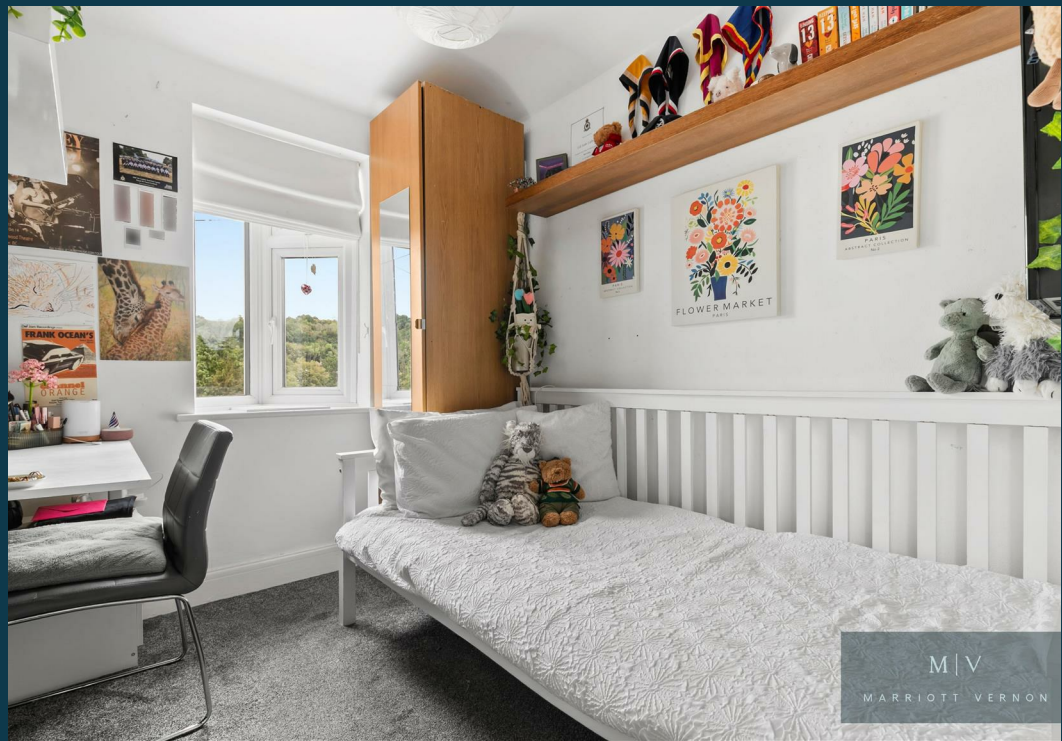
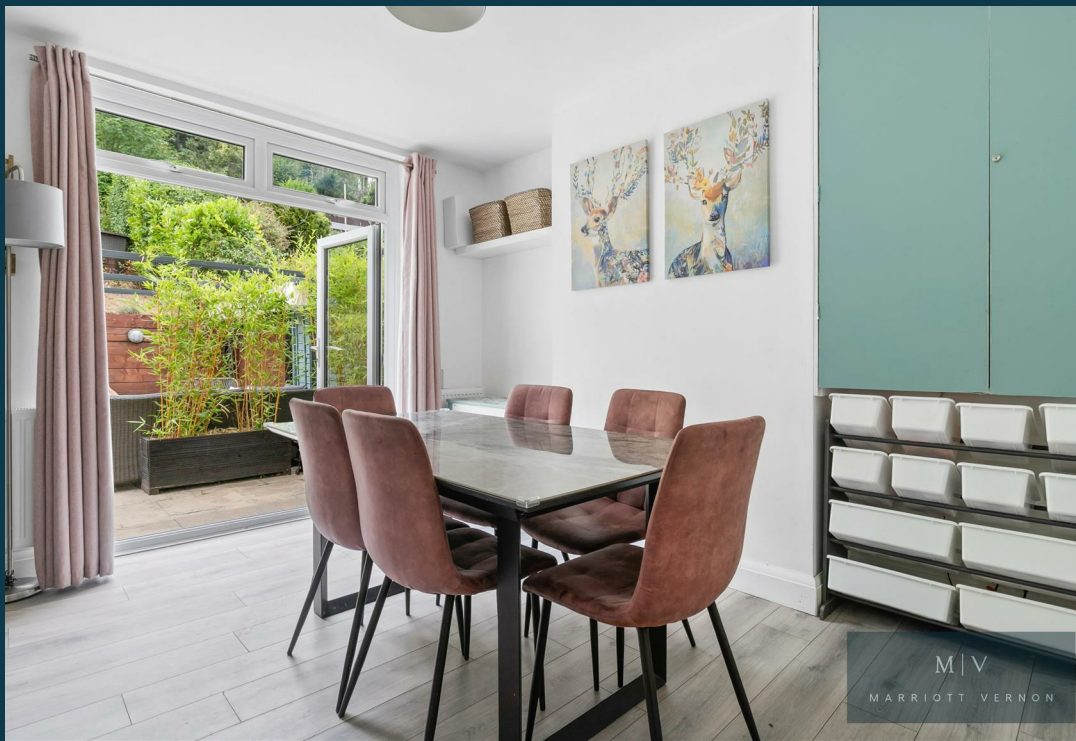
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Marriott Vernon present this beautifully maintained three bedroom semi detached house with long garden with large patio, summerhouse/home office and side access, conveniently situated in a popular residential location. The property provides bright and spacious accommodation, with modern interiors and excellent additional scope to extend, STPP. Further features include an inviting reception room, well equipped kitchen/diner, modern family bathroom, gas central heating, double glazing, quality floor coverings and ample inbuilt storage including loft space.

Accommodation comprises entrance hallway, leading into the bright reception room with space for relaxing and entertaining. The kitchen/diner to the rear enjoys direct access onto the private garden. The kitchen area itself comprises a modern range of matching wall and base units with work surface incorporating inset sink unit and further space for appliances. To the first floor, there are three well proportioned bedrooms, plus a family bathroom with modern three piece bath suite.

The property is conveniently located within easy access of Kenley station, providing connections into Central London, as well as regular bus routes linking the surrounding area. The A22 also provides good access to the A23 and M25. There are a variety of local amenities within easy reach, with the centre of Purley just a short distance away, offering a wider variety of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The area is also well served by excellent local schools and beautiful open spaces including nearby Riddlesdown Common.



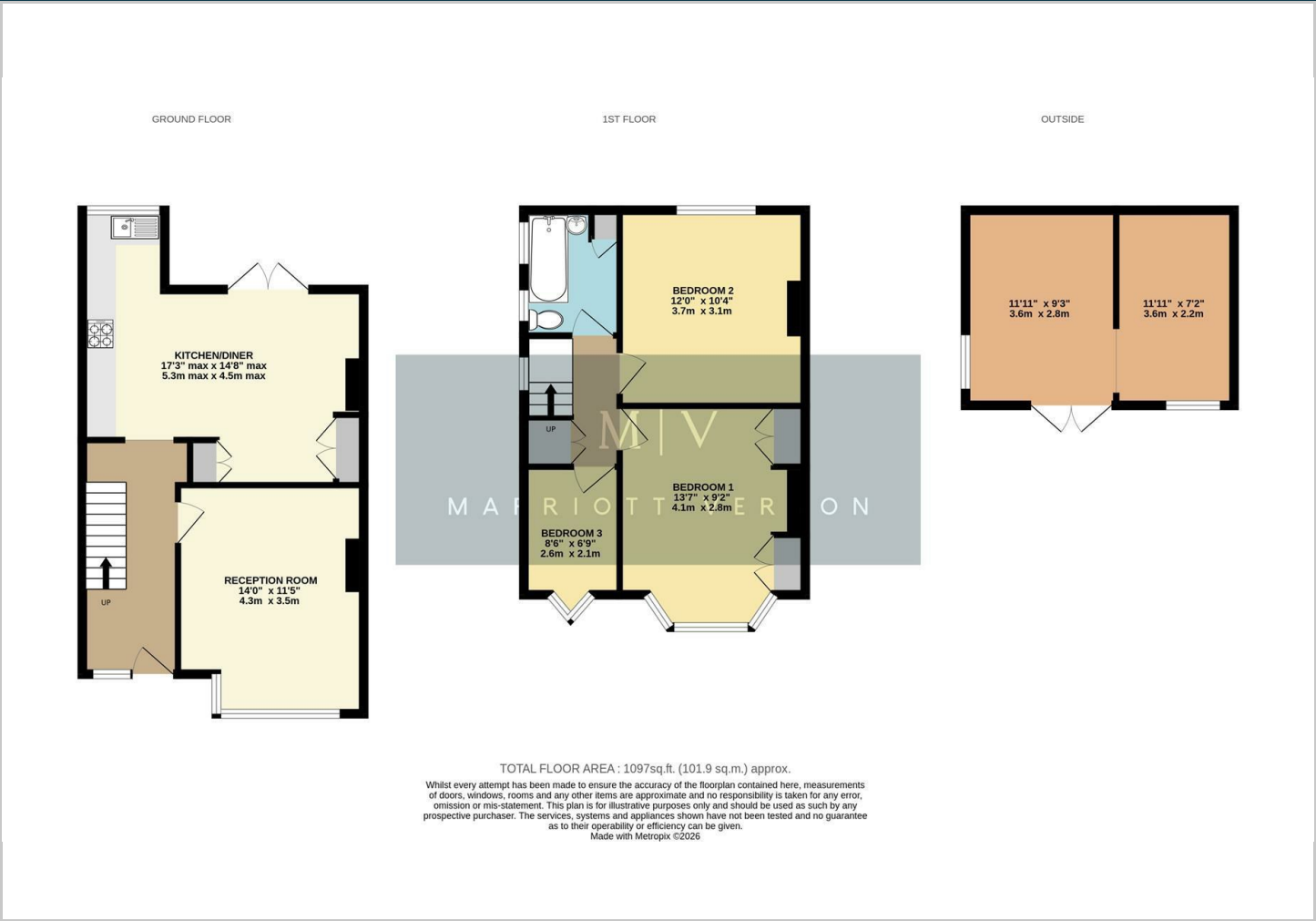




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Floor Plans

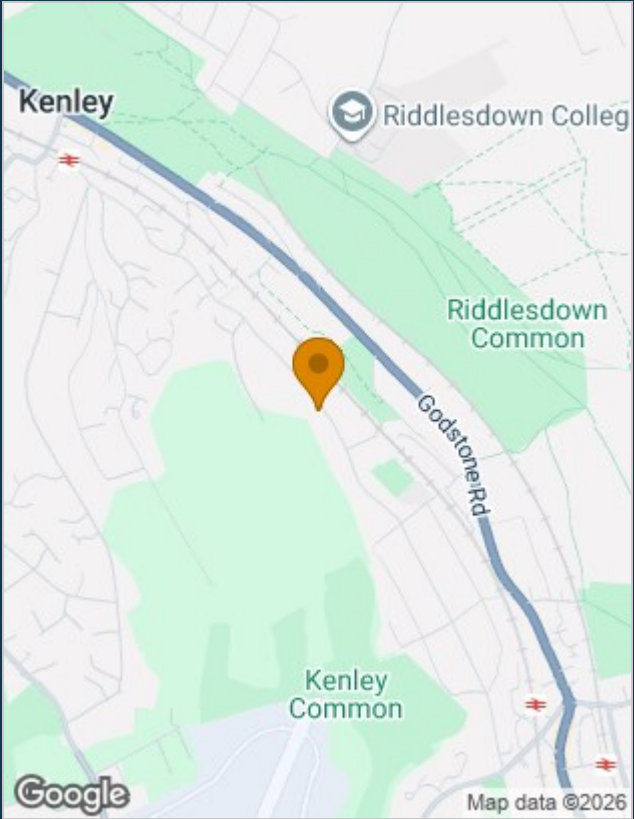


Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		