

FOLKLANDS

GODSTONE ROAD, KENLEY
GUIDE PRICE £350,000

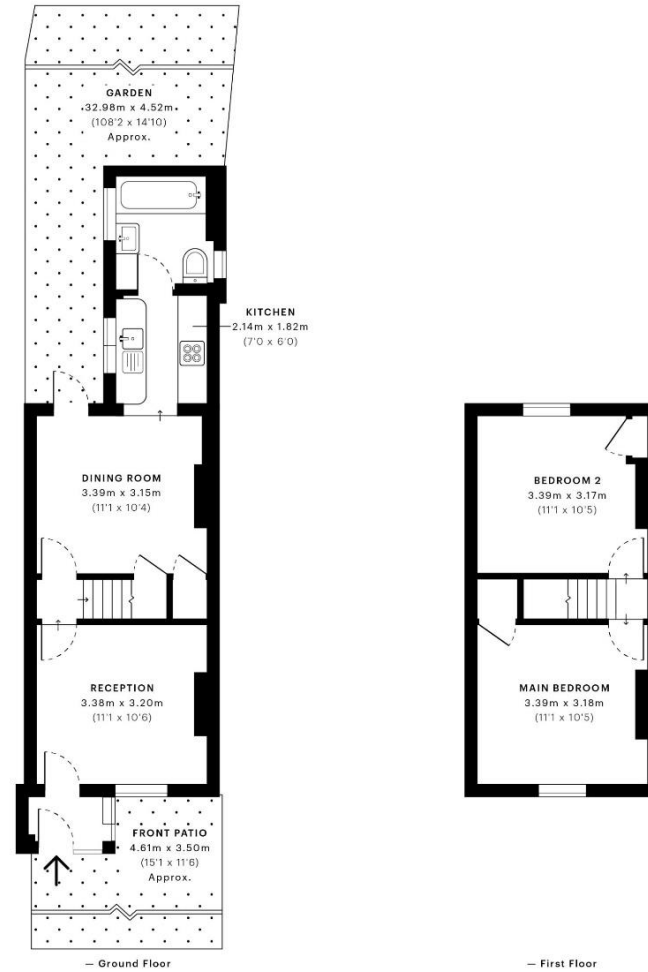
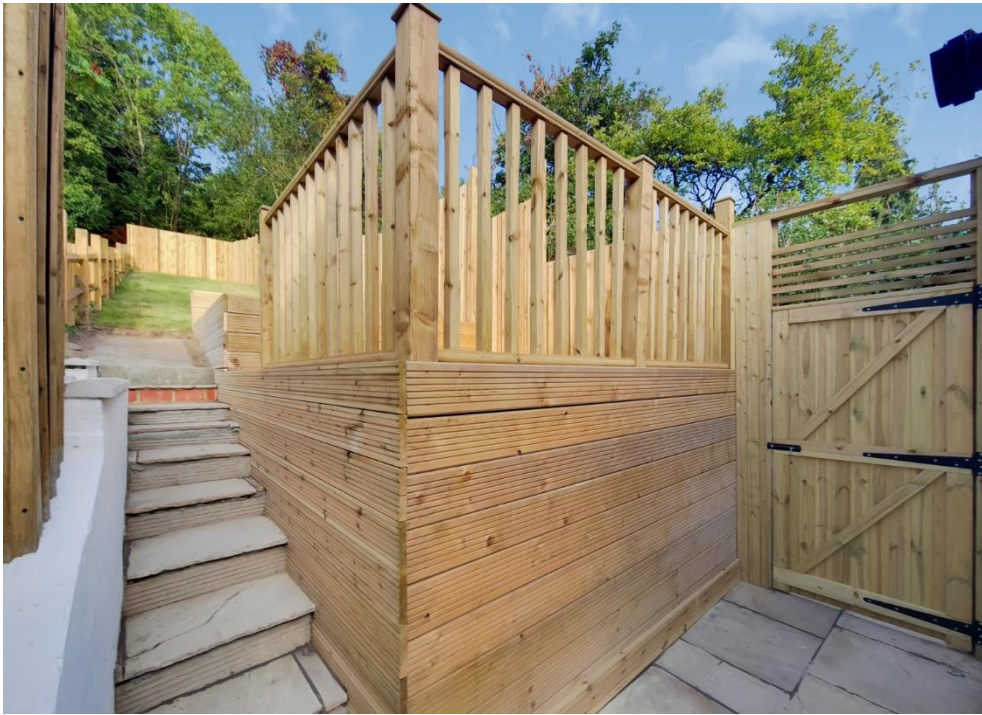












GROSS INTERNAL AREA (GIA)
The footprint of the property
59.95 sqm / 645.30 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
54.20 sqm / 583.40 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 57.53 sqm / 619.25 sqft
IPMS 3C RESIDENTIAL 54.94 sqm / 591.37 sqft

SPEC ID 611e4caa5e500d0dd9d1e1bf

- ❖ TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- ❖ FULLY REFURBISHED THROUGHOUT
- ❖ 108' PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ 0.7 MILES FROM KENLEY TRAIN STATION
- ❖ 0.7 MILES FROM WHYTELEAFE TRAIN STATION
- ❖ NEW ELECTRICS & HEATING SYSTEM
- ❖ FULLY DOUBLE GLAZED
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ MOMENTS FROM RIDDLEDOWN COMMON
- ❖ EPC EER D

**** Chain Free **** A newly refurbished two double bedroom end-of-terrace house, situated in this pretty parade of period homes, conveniently located only 0.7 miles from both Kenley and Whyteleafe train stations, which collectively offer frequent services to London Bridge & London Victoria stations. Additionally, the local bus stop is a short walk away, with the 407 bus route running between Caterham and central Croydon.

Having undergone a full refurbishment, this bright & airy home enjoys new electrics throughout, freshly plastered walls, has a new heating system, and is fully double glazed. The house also features an entrance porch, ample storage, and side access, which is ideal for those keen cyclists.

The accommodation comprises two double bedrooms each with a fitted wardrobe cupboard, ample loft storage space, a living room with feature fireplace, a separate dining room, a stylish fitted kitchen, and a contemporary bathroom suite with shower over-bath. Externally, the property features side access, has steps up to a large entertainment deck and a newly lawned garden, not to mention there being fantastic views over the Kenley hills too.

Furthermore, this property sits moments away from the open green spaces of Riddlesdown common, nearby to several well-regarded primary and secondary schools, and approximately 2 miles from Purley town centre.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		