

FOLKLANDS

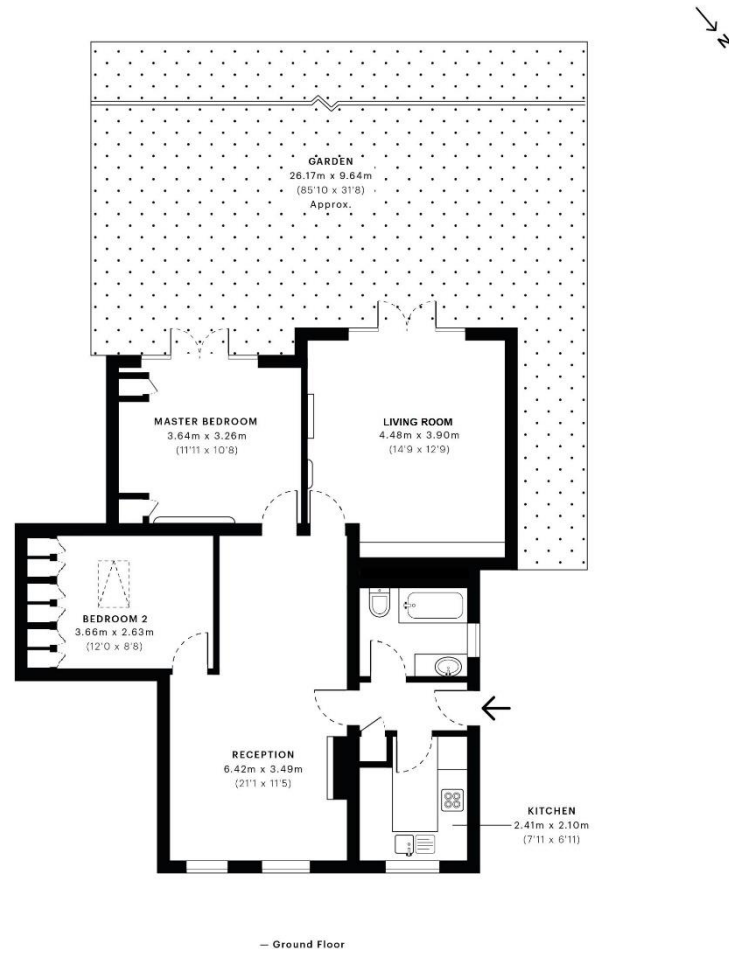


HAYES LANE, KENLEY
GUIDE PRICE £400,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
73.19 sqm / 787.81 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height.
67.29 sqm / 724.30 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 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 73.39 sqm / 789.96 sqft
IPMS 3C RESIDENTIAL 67.48 sqm / 726.35 sqft

SPEC ID: 5f19c6b187c2fc0a3e923379

- ❖ TWO BEDROOMS
- ❖ SEMI-DETACHED BUNGALOW
- ❖ OFF ROAD PARKING
- ❖ 85' PRIVATE REAR GARDEN
- ❖ SIDE ACCESS
- ❖ CHAIN FREE
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ TWO RECEPTION ROOMS
- ❖ 0.6 MILES FROM KENLEY STATION
- ❖ EPC EER D

**** Chain Free **** A well proportioned two double bedroom semi-detached bungalow situated within this highly desirable location and conveniently located only 0.6 miles from Kenley train station.

This bright and airy property benefits from off road parking, side access, and scope to renovate.

The accommodation comprises two double bedrooms each with fitted wardrobes, a large reception room, a separate living room (Or third double bedroom), a three-piece bathroom suite, and a fitted kitchen. Externally the property benefits from an 85' private rear garden.

Furthermore, this property sits within an easy reach of several open green spaces, including the beautiful Kenley Common, and just over a mile from Purley town centre with its plethora of shops, bars and restaurants.

