

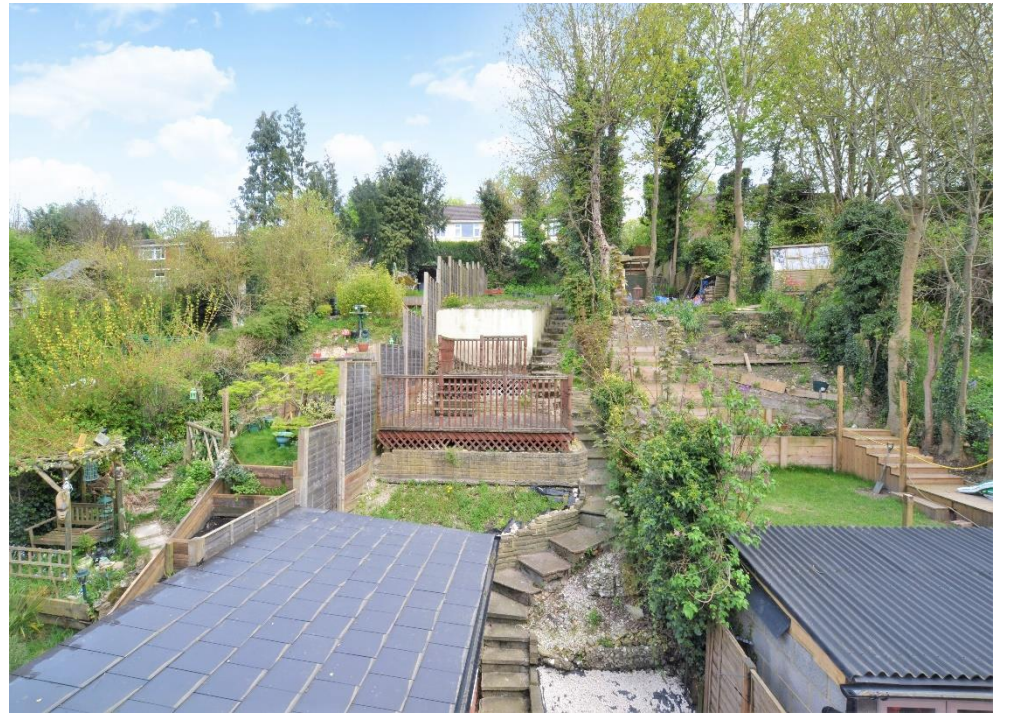
FOLKLANDS

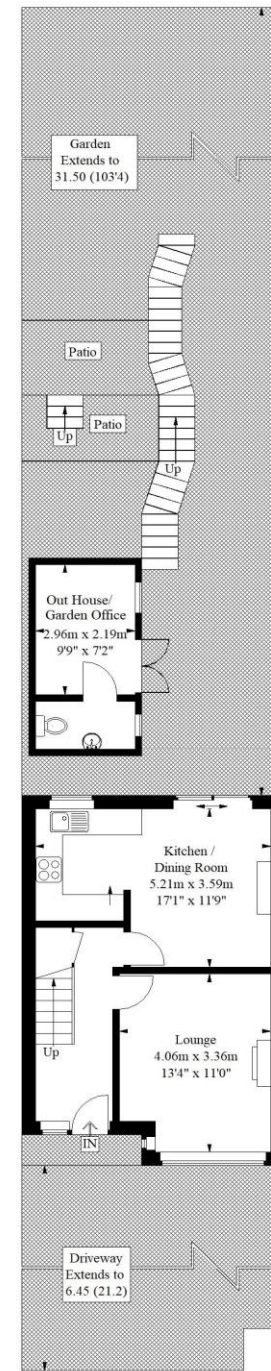


FAMET GARDENS, KENLEY
GUIDE PRICE £400,000









Famet Gardens, Purley

Approximate Gross Internal Area = 77.4 sq m / 833 sq ft
 Out House = 9.2 sq m / 99 sq ft
 Total = 86.6 sq m / 932 sq ft

Ground Floor = 39.2 sq m / 422 sq ft

First Floor = 38.2 sq m / 411 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2018 (ID 429440)

- ❖ EPC EER E
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ LARGE TIERED REAR GARDEN
- ❖ GARDEN OFFICE WITH WC
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ SMALL CUL-DE-SAC SETTING
- ❖ 0.3 MILES FROM KENLEY TRAIN STATION
- ❖ 0.7 MILES FROM PURLEY TRAIN STATION
- ❖ CONTEMPORARY KITCHEN & BATHROOM

A superbly presented three bedroom terrace house situated within this small cul-de-sac setting, conveniently located only 0.7 miles from Purley train station & town centre, and 0.3 miles from Kenley train station.

This bright & airy property benefits from off road parking for one car, is fully double glazed, benefits from a brick built garden office with its own WC, and features a 100' tiered rear garden.

The accommodation comprises two double bedrooms, bedroom three/ study, a contemporary bathroom suite, a large loft space, a bay fronted living room with feature fireplace, and an open plan dining room to the modern fitted kitchen with sliding doors leading onto the patio which has steps up to the tiered rear garden.

Furthermore, the property sits a short distance to a variety of local convenience stores, is moments from the 407 bus route which connects the property to Caterham & central Croydon, and is a short walk from the open green spaces of Riddlesdown common.

