

FOLKLANDS



GODSTONE ROAD, KENLEY

GUIDE PRICE £375,000





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NEEDED
WHEN
I GET
HOM



Sorry if I looked interested I'm Not







KITCHEN
2.65m x 1.98m
(8'8" x 6'6")

DINING ROOM
3.37m x 3.30m
(11'1" x 10'10")

RECEPTION
4.15m x 3.35m
(13'7" x 11'0")

GARDEN
25.20m x 5.06m
(82'8" x 16'7")
Approx.

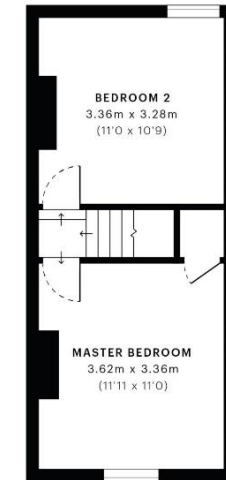
FRONT GARDEN
4.33m x 4.27m
(14'3" x 14'0")
Approx.



— Ground Floor

BEDROOM 2
3.36m x 3.28m
(11'0" x 10'9")

MASTER BEDROOM
3.62m x 3.36m
(11'11" x 11'0")



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
65.89 sqm / 709.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
60.19 sqm / 647.88 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 63.78 sqm / 686.52 sqft
IPMS 3C RESIDENTIAL 61.40 sqm / 660.90 sqft

spec id: 5f15c4e14bcf9b3c76b9687d

- ❖ TWO DOUBLE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ 82' PRIVATE REAR GARDEN
- ❖ 0.5 MILES FROM KENLEY STATION
- ❖ 1 MILES FROM UPPER WARLINGHAM TRAIN STATION
- ❖ CONTEMPORARY FITTED KITCHEN
- ❖ TWO RECEPTION ROOMS
- ❖ MOMENTS FROM RIDDLEDOWN COMMON
- ❖ EPC EER D

A simply stunning two double bedroom semi-detached house, situated in this pretty parade of period homes, conveniently located only 0.5 miles from Kenley train station and 1 miles from Upper Warlingham train station, 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.

This bright and airy home enjoys an interior design throughout, and boasts plantation shutters, hard wood flooring in the reception rooms, a particularly stylish fitted kitchen, and a large rear garden ideal for entertaining. The house also enjoys side access, which is ideal for those keen cyclists.

The accommodation comprises two full width double bedrooms (One with a built in cupboard), access to a large loft space, a bay fronted living room, a separate dining room with under-stair storage, a fitted kitchen with integrated appliances, and a modern fully tiled three piece bathroom suite with shower over bath. Externally the property features a side return patio area and steps up onto a well-maintained tiered rear garden, which has benefited from some major landscaping in the past to create functional lawn and patio spaces, and not to mention to enjoy fantastic views over the Kenley hills.

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.

