

RENTAL PRICE £1,850



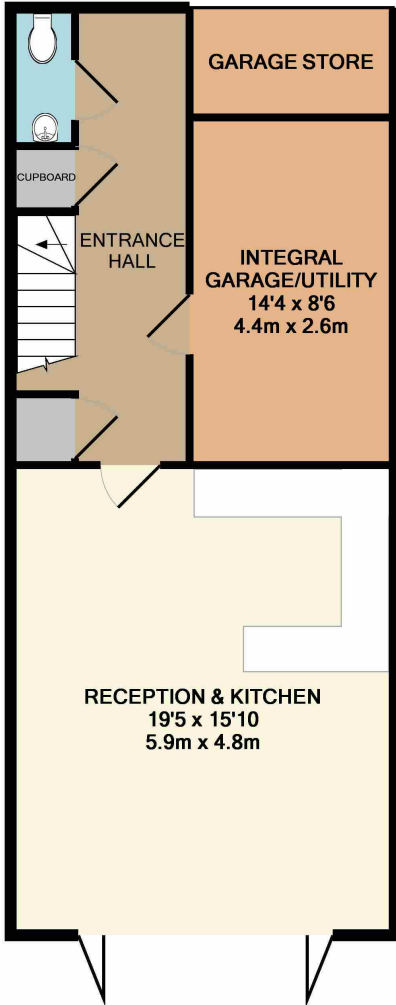
35 Collard Close Purley Surrey CR8 5GF

Frost Estate Agents are thrilled to offer this absolutely stunning four bedroom town house, situated in an extremely quiet residential cul de sac location.

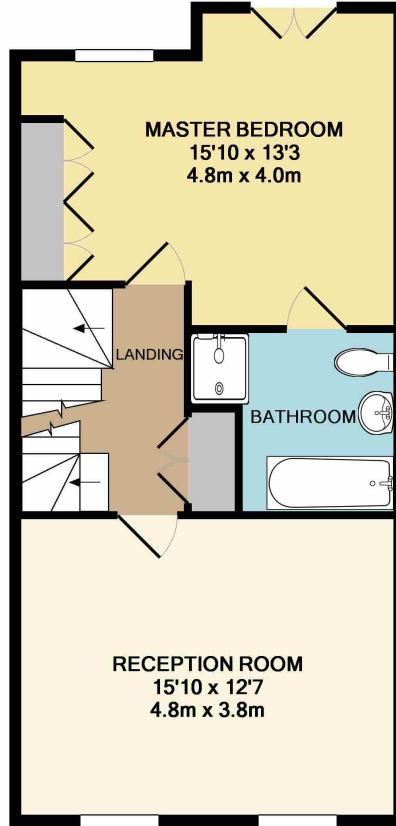
The property briefly comprises; large light and airy entrance hall which leads into a simply fabulous open plan kitchen/ diner which is perfect for families and entertaining alike. There are french doors out to the well maintained garden and an additional downstairs wc. The original garage has been converted to an extremely useful large utility room with plenty of space for extra appliances should you require, it is also ideal should you wish to have a play room or perhaps a home gym!

To the first floor there are two generous double bedrooms and a wonderful luxury bathroom suite. The top floor comprises a further two double bedrooms with far reaching views over Kenley Common, there is also a stunning 'jack and jill' ensuite arrangement which services both bedrooms which combines practicality with sheer luxury. If you drive there is an off street parking space and the property also benefits from full double glazing and gas central heating throughout.

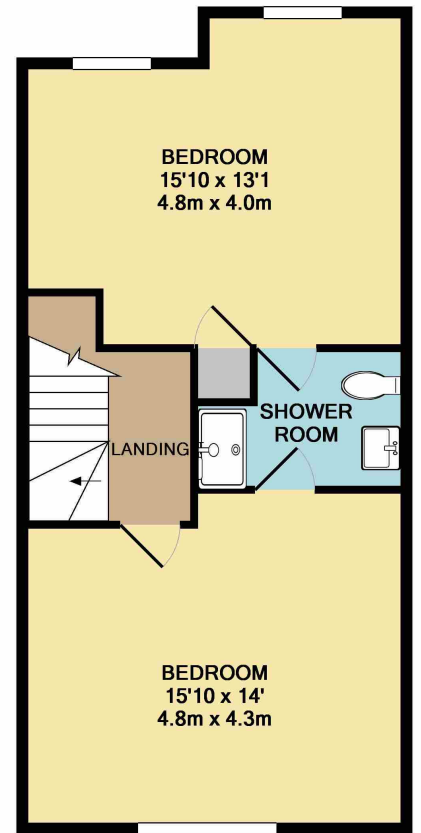
The property is also located nearby within walking distance of Kenley common open spaces which used for recreational purposes and attracts runners, dog walkers and cyclists from the local areas. The modern development has attracted young professionals and families alike and has an appealing sense of community.



GROUND FLOOR
APPROX. FLOOR
AREA 606 SQ.FT.
(56.3 SQ.M.)



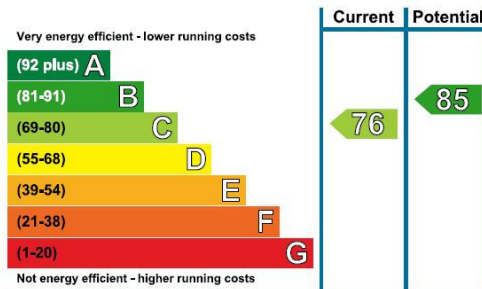
1ST FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1641 SQ.FT. (152.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating



For clarification, we wish to inform prospective purchasers that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.