



Valley Road, Kenley

Offers In Excess Of: £375,000

Bairstoweves







A stunning and very spacious three bedroom ground floor conversion maisonette forming part of this character detached property situated within this popular and sought after residential road.

Offered to the market with no onward chain, this amazing property in excess of 1,000 sq ft has been extended, totally updated and modernised to a high standard whilst retaining some original features including high ceilings throughout.

Entrance to the property is by your own private front door to the rear where you are greeted with a welcoming hallway leading to an impressive and very spacious lounge/diner to the front of the property with a large bay window providing an abundance of natural light and further enhanced with solid oak herringbone flooring throughout the reception areas. The separate kitchen/breakfast room has a sleek modern light grey kitchen with a built-in induction hob and oven with overhead extractor hood, fridge freezer plus a brand new boiler and space for a table with an overhead velux window adding further light to room.

There are three bedrooms, two of which are generous doubles all with new carpets and to complete the accommodation is the stylish contemporary, fully tiled bathroom with a three-piece suite and a walk-in shower.

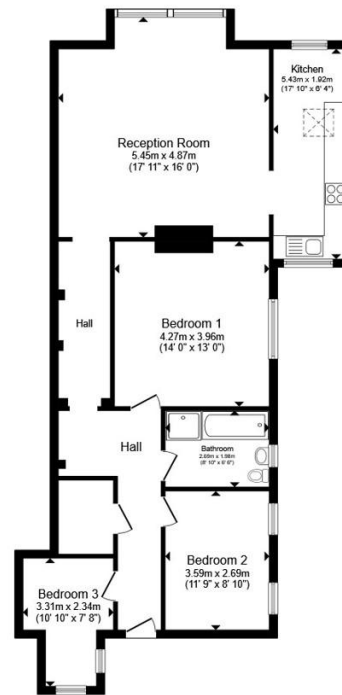
Externally, there are front and rear private gardens plus parking for two cars and further benefits include share of the freehold and no onward chain. Internal viewing is highly recommended to appreciate the size and quality of the accommodation.

Located on a sought after and popular residential road 0.3 miles to Kenley Station. which provides access to London Bridge and Victoria stations plus Blackfriars using Thameslink via Purley Station.

The property is within the catchment area of several sought after and prominent local schools including The Hayes and Harris Academy plus the M25/M23 motorways can be accessed via Caterham providing routes to both Gatwick and Heathrow airports.

There is a small selection of amenities in Kenley Town, however for a greater selection of facilities of supermarkets, shops, bars and restaurants, Purley town centre is approximately a mile and a half away. Kenley Aerodrome and Common are also nearby and provide miles of open green space and country walks. There are further leisure amenities locally including a number of golf clubs, sports clubs and gyms including the de Stafford sports centre in Caterham.





Ground Floor

Total floor area 98.7 m² (1,063 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **D**

Tenure: **Share of Freehold**

Service Charge: **£1500**

Years Left on Lease: **932**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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