



Hawkhurst Road, Kenley

Asking Price: £265,000

Bairstoweves







A two double bedroom first floor maisonette situated on a semi-rural sought after private road on one of Kenley's approach roads to Kenley Common being only 0.6 miles from Kenley Station.

Offered to the market with no onward chain, this larger than average maisonette requires a programme of updating and modernising and comprises a spacious double aspect lounge/diner and two very well proportioned double bedrooms. There is the benefit of a large separate kitchen with plenty of wall and base units and the family bathroom with a white three piece suite and a large cupboard. The hallway provides plenty of further storage cupboards.

Further benefits include its own a garage en bloc and a long lease.

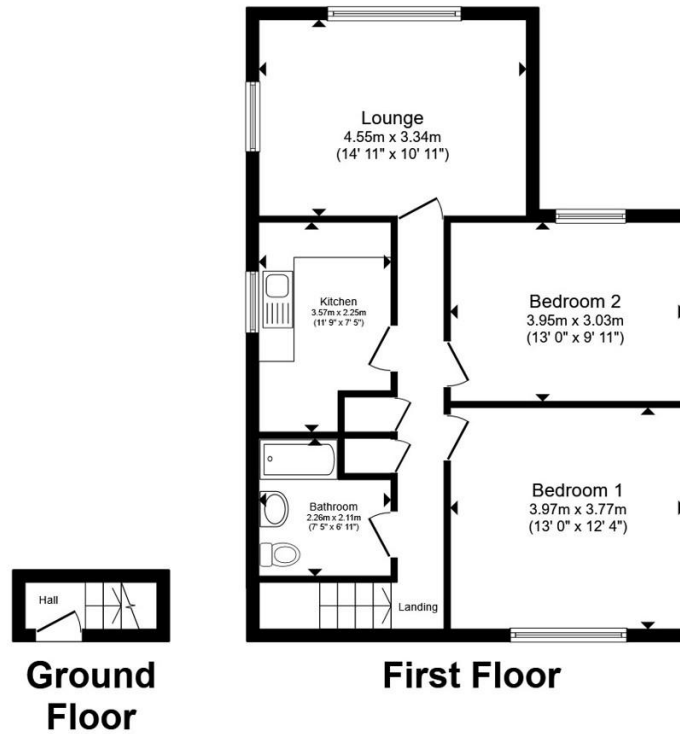
Located within this private semi-rural residential road which is in close proximity to the open green spaces of Kenley Common and 0.6 miles to Kenley Station which provides access to both London Bridge and Victoria stations plus Blackfriars using Thameslink via Purley Station.

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

Kenley Town offers a selection of local amenities with a wider range of shops, supermarkets, restaurants and bars available in nearby Purley town centre. For leisure, the area is well served by numerous local golf clubs, sports clubs and gyms including the de Stafford sports centre in Caterham.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 67.6 m² (728 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: **C**

Tenure: **Leasehold**

Service Charge: **£480 Plus £433.69 Buildings Insurance**

Years Left on Lease: **115**

Ground Rent: **£10**

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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