



Valley Road, Kenley, Surrey

Guide Price: £325,000

Bairstoweves







Set within this small and contemporary modern development is this very spacious two double bedroom ground floor apartment.

Located within this popular residential road, conveniently situated a third of a mile from Kenley Station, this bright and spacious luxury property comprises an 18ft lounge/diner with two sets of doors leading to a full width balcony providing views across the Bourne Valley. The property benefits from a large separate fully integrated modern kitchen with a built-in oven and hob plus microwave, plenty of wall and base units with drawers and a complimentary granite worktop. The master bedroom has a stunning larger than average en suite, a further generous sized double bedroom and contemporary family shower room, both bathrooms benefitting from underfloor heating.

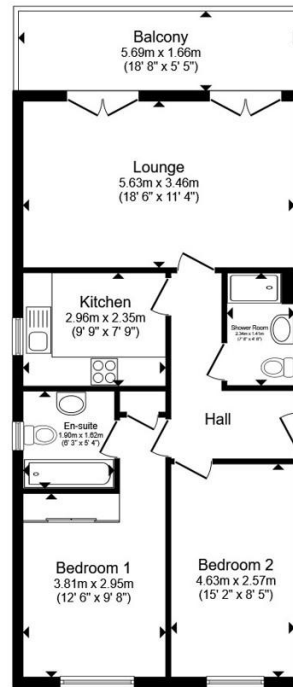
Further benefits include a secure entry phone system, allocated residents parking, a well maintained communal garden and a long lease. Internal viewing is recommended to appreciate the size and quality of the property. Offered to the market with no onward chain.



Located on a sought after and popular residential road and in close proximity to Kenley Station. Kenley Station provides access to both London Bridge and Victoria stations plus Blackfriars using Thameslink via Purley Station. Both Whyteleafe and Upper Warlingham stations are also nearby.

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 just 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 67.2 m² (724 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: **Leasehold**

Service Charge: **£2,400**

Years Left on Lease: **979**

Ground Rent: **£75**

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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