



Hayes Lane, Kenley

Offers In Excess Of: £385,000

Bairstoweves







Situated within this highly sought after courtyard development off Hayes Lane and in very close proximity to The Hayes School, is this three bedroom terraced house that requires some updating.

This deceptively spacious and attractive house offers plenty of accommodation and comprises an open plan double aspect lounge/diner with a large bay window to the front providing an abundance of natural light with a conservatory to the rear allowing access to the garden. There is a separate kitchen with plenty of wall and base units, a separate oven and space for white goods plus the advantage of a downstairs W/C.

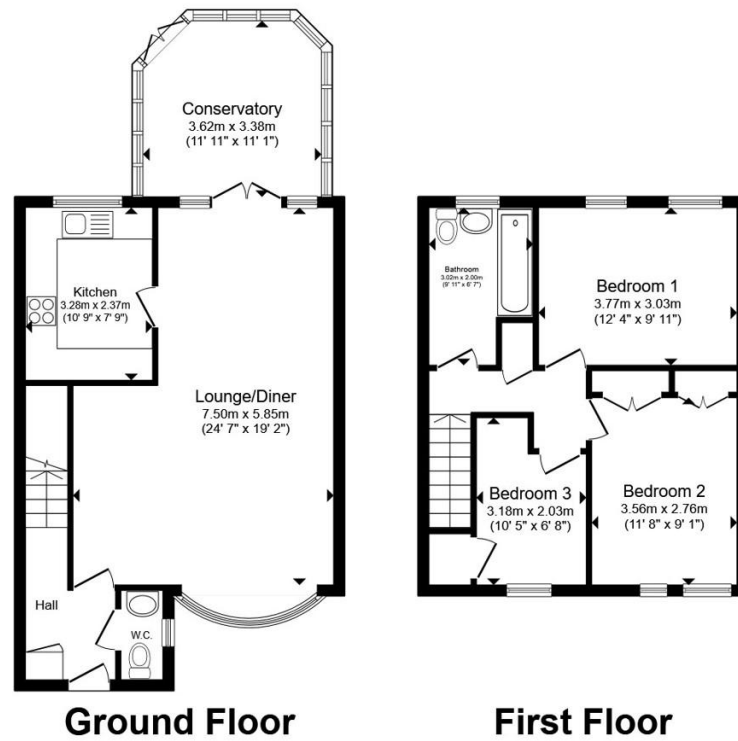
Upstairs there are three very well proportioned bedrooms, all with built in wardrobes or cupboards and the family bathroom. Outside there is an easy to maintain level paved rear garden bordered by mature plants and flowers and fenced to all sides plus direct gated access to Hayes Lane. Further benefits include residents parking and a garage en bloc.

Located on a sought after and popular residential road in very close proximity to The Hayes School as well as being 0.7 miles from Kenley Station. Kenley Station 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 other sought after and prominent local schools including Harris Academy and Riddlesdown Collegiate 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 for supermarkets, shops, bars and restaurants, Purley town centre is just over a mile 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 plus gyms including the de Stafford sports centre in Caterham.





Total floor area 90.5 m² (974 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: **E**

Tenure: **Leasehold**

Years Left on Lease: **940**

Service Charge: **£925**

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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