



18 Beckett Avenue,  
Kenley, CR8 5LT  
- Price Offers in Excess of £800,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS

VIEWING STRONGLY RECOMMENDED of this well-presented detached family home standing on a good-sized plot providing two garages along with ample off-street parking and a large, private well-established South Facing rear garden comprising of upper and lower tiers and large patio. The property offers spacious living accommodation with TWO SEPARATE RECEPTION ROOMS, kitchen / breakfast room with additional utility room and downstairs cloakroom. The first floor boasts FIVE GOOD SIZED BEDROOMS and family bathroom. Occupying an excellent position in a sought after rural setting, with Kenley and Purley railway stations close by providing fast and frequent services into London. The area is renowned for its excellent selection of open spaces, Kenley common, schools, local shops and established Purley town centre.

- Substantial Detached Family Home
- Five Bedrooms
- Two Spacious Reception Rooms
- Kitchen / Breakfast Room
- Utility Room
- Family Bathroom
- Two Garages & Off-Street Parking
- Large Established South Facing Rear Garden
- Sought-After Kenley Location
- Potential to Extend (s.t.p.p)





**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

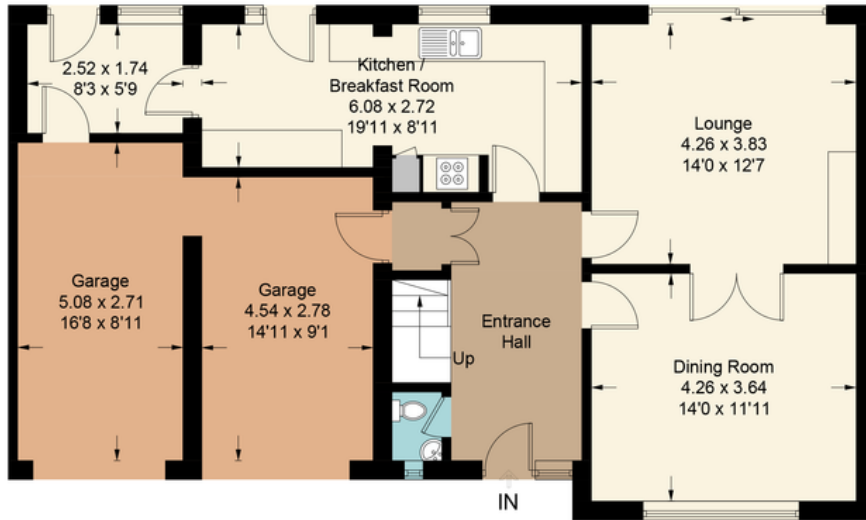
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.

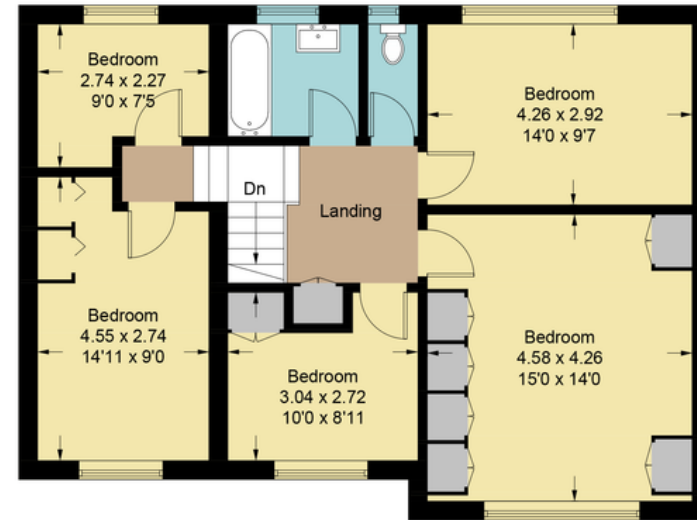


# Beckett Avenue, Kelley, CR8

Total Approximate Gross Internal Area = 173.7 sq m / 1869 sq ft  
(Including Garage)



**Ground Floor**  
1048 sq ft / 97.4 sq m



**First Floor**  
821 sq ft / 76.3 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID759177)



Call us on **020 8668 5344 / 01737 551111**

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: [info@johnbrownmarkyoull.co.uk](mailto:info@johnbrownmarkyoull.co.uk)

[www.johnbrownmarkyoull.co.uk](http://www.johnbrownmarkyoull.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		