



13 Steyning Close,
Kenley, CR8 5LP - O.I.E.O £600,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

An opportunity to purchase this beautifully presented Semi-Detached Bungalow in Cul-De-Sac Location close to the Hayes Primary School offering Two Bedrooms, Large Lounge with double doors leading onto decking area and well maintained level Rear Garden. Wonderfully appointed Kitchen / Dining Room with access into the garden and Separate Utility Room, modern Family Bathroom and large insulated and boarded loft area with pull down ladder and potential to extend (subject to planning). Outside of the property boasts Garage with long Driveway with Off-Street Parking for several cars. Gas Central Heating, rewired and replumbed throughout.

Stepping Close is a turning off of Hayes Lane which leads directly to Kenley railway station and the main Godstone Road with the local shops and bus services. Purley Town Centre is approximately two miles away with mainline railway station, supermarkets, library etc. Purley Station has fast and frequent services to Croydon, London and all surrounding areas. The area is renowned for its excellent selection of open spaces and there are schools for children of all ages in both the state and private sector.

- Two Bedroom Semi-Detached Bungalow
- Large Lounge
- Beautifully Appointed Kitchen / Dining Room
- Separate Utility Room
- Family Bathroom
- Large Insulated and Boarded Loft
- Well Maintained Rear Garden
- Garage
- Off-Street Parking for Several Cars
- Cul-De-Sac Location





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.



Ground Floor

Approx. 77.7 sq. metres (836.0 sq. feet)



Total area: approx. 77.7 sq. metres (836.0 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | 80 C |
| 39-54 | E | | |
| 21-38 | F | | |