



23 Wattendon Road, Kenley

£625,000 Freehold

Ideal location for great schooling and local countryside • NO ONWARD CHAIN • Off-street parking and garage •
Three-bedroom chalet bungalow • Potential to extend (STPP) • Substantial and secluded, level rear garden



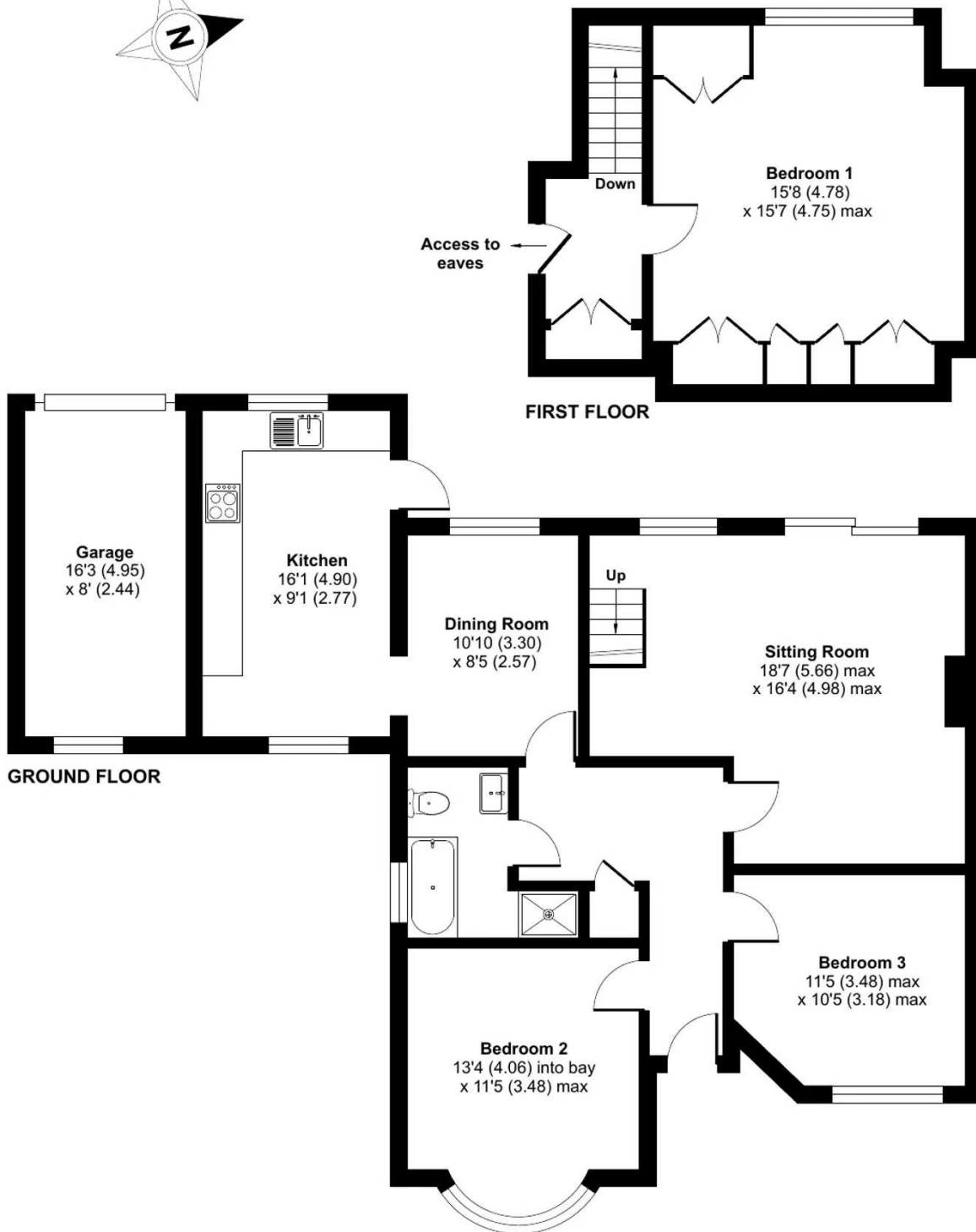
Wattendon Road, Kenley, CR8

Approximate Area = 1299 sq ft / 120.6 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1428 sq ft / 132.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2023. Produced for Park & Bailey. REF: 1049220

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Offered to the market with no onward chain, is this well-presented, three-bedroom, semi-detached bungalow. Well placed for local schooling, open countryside as well as Kenley aerodrome, and just over 0.5 miles to Kenley Train Station, this property would perfectly suit commuters, families or even downsizers.

The accommodation comprises three double bedrooms, two to the ground-floor, front aspect, with the third accessed via a staircase from the main reception room. The generous reception room offers a feature fireplace and direct access onto the rear garden's raised patio terrace.

From the main hallway a dining room flows into the modern fitted kitchen, which also provides access to the rear. There is also a family bathroom which allows for a bathtub and separate shower enclosure. The property provides options to reconfigure and extend in a multitude of ways, so could make for a substantial family home (STPP).

Outside

The frontage provides off-street parking on a block-paved driveway in front of the attached garage, with the remainder laid to lawn with mature shrub border. To the rear is a generous and level garden, with a stunning lawn framed by well-established boundaries, which offer wonderful seclusion. A raised terraced patio offers a great space for entertaining.

Location

The property is situated on a quiet road in the heart of Kenley. Located just over half a mile from Kenley Railway Station, there are a range of independent convenience stores located on the Godstone Road, with further amenities as well as Tesco Extra, in Purley. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone. There is also a wide array of local schooling catering to all needs and age groups.

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider.

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £250

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Alexander Lyons Surveyors – 10%

Atrium Surveyors – £25





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