



## 336 Godstone Road, Kenley

£400,000 Freehold

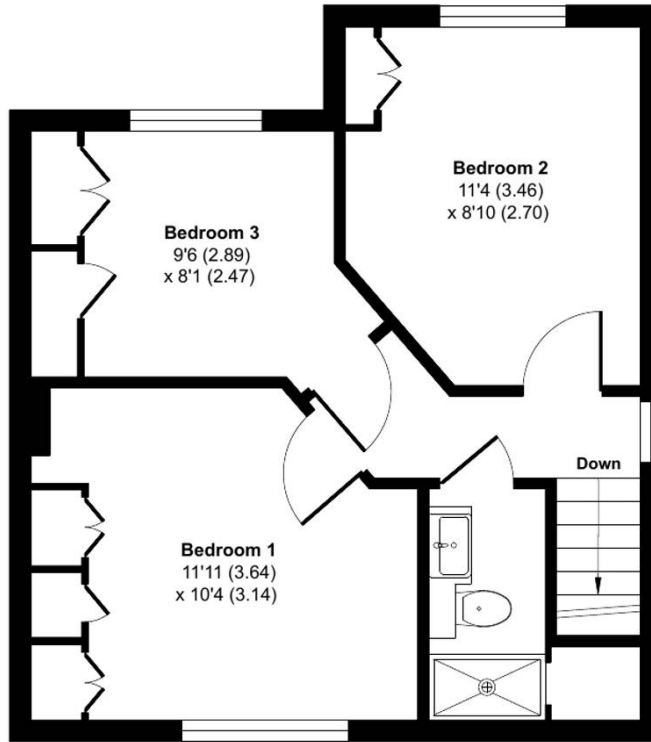
Three-bedroom semi-detached home • Close proximity to Kenley Station • Well-presented throughout • Level rear garden with deck area, brick-built shed and lawn



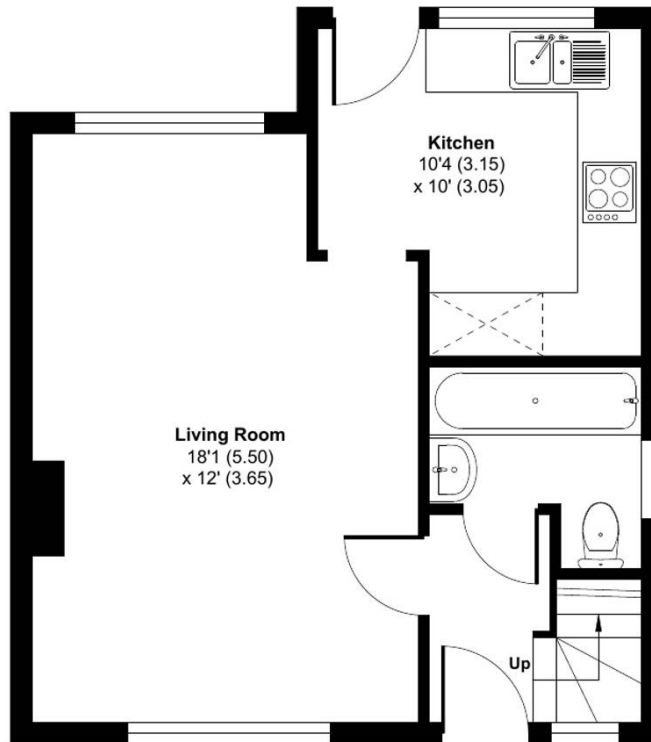
# Godstone Road, Kenley, CR8

Approximate Area = 751 sq ft / 69.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Park & Bailey. REF: 1131239

You can include any text here. The text can be modified upon generating your brochure.

Introducing this splendid three-bedroom semi-detached property located in close proximity to Kenley Station. Positioned in a sought-after area, this meticulously maintained home presents an excellent opportunity for those seeking a comfortable and convenient lifestyle.

Upon arrival, the property's inviting façade sets the tone for the well-presented interiors that lie within. The welcoming entrance leads you into a spacious living area which is adorned with an abundance of natural light, creating a warm and inviting atmosphere. The neutral colour scheme throughout the house serves as an elegant backdrop, allowing for seamless integration of personal style and décor preferences.

The heart of the home is the modern kitchen, equipped with quality fixtures and ample storage space, making it a perfect setting for culinary enthusiasts to showcase their skills. The adjacent reception space incorporates room for lounge and dining.

Ascending the staircase, you will find three generously sized bedrooms, each offering a peaceful retreat from the bustle of daily life. These rooms have been thoughtfully designed to provide comfort and relaxation, with large windows allowing plenty of natural light to filter through. There is also a recently updated shower room, and large storage cupboard.

The property boasts a level rear garden, creating a serene outdoor space ideal for al-fresco dining or simply unwinding after a long day. The deck area provides a perfect spot for lounging in the sunshine, while the brick-built shed offers additional storage space for tools and equipment. The surrounding lawn area is an open canvas for avid gardeners to cultivate their green thumb and create a tranquil oasis.

Furthermore, the property's close proximity to Kenley Station ensures easy access to transport links, making commuting a breeze for residents. Local amenities, schools, and recreational facilities are all within reach, offering convenience and a desirable lifestyle for those residing in this vibrant community.

In summary, this three-bedroom semi-detached house presents an exceptional opportunity for discerning buyers seeking a harmonious blend of comfort, convenience, and style. With its well-presented interiors and prime location, this property is sure to captivate those in search of a place to call home.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £300

Hawke Financial Services – 30%



Kenley Station offers a link to London in just under 40 minutes. It is also 4 miles from the M25 motorway network providing fast access to Gatwick, Heathrow and the South Coast. Excellent Junior schools including The Hayes and Kenley are in close proximity and there are local shops on the Godstone Road. Purley is 2 miles distance with more comprehensive facilities and Croydon is just 6 miles away. Surrounding towns and villages provide plenty of opportunities for entertainment, with pubs and restaurants and a whole range of sporting facilities, including golf clubs at nearby Woldingham, Surrey National at Chaldon and Purley Downs on the South Croydon border.



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- Close proximity to Kenley Station
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