

GUIDE PRICE £325,000



Wrenwood Court 38 Hermitage Road Kenley CR8 5EB

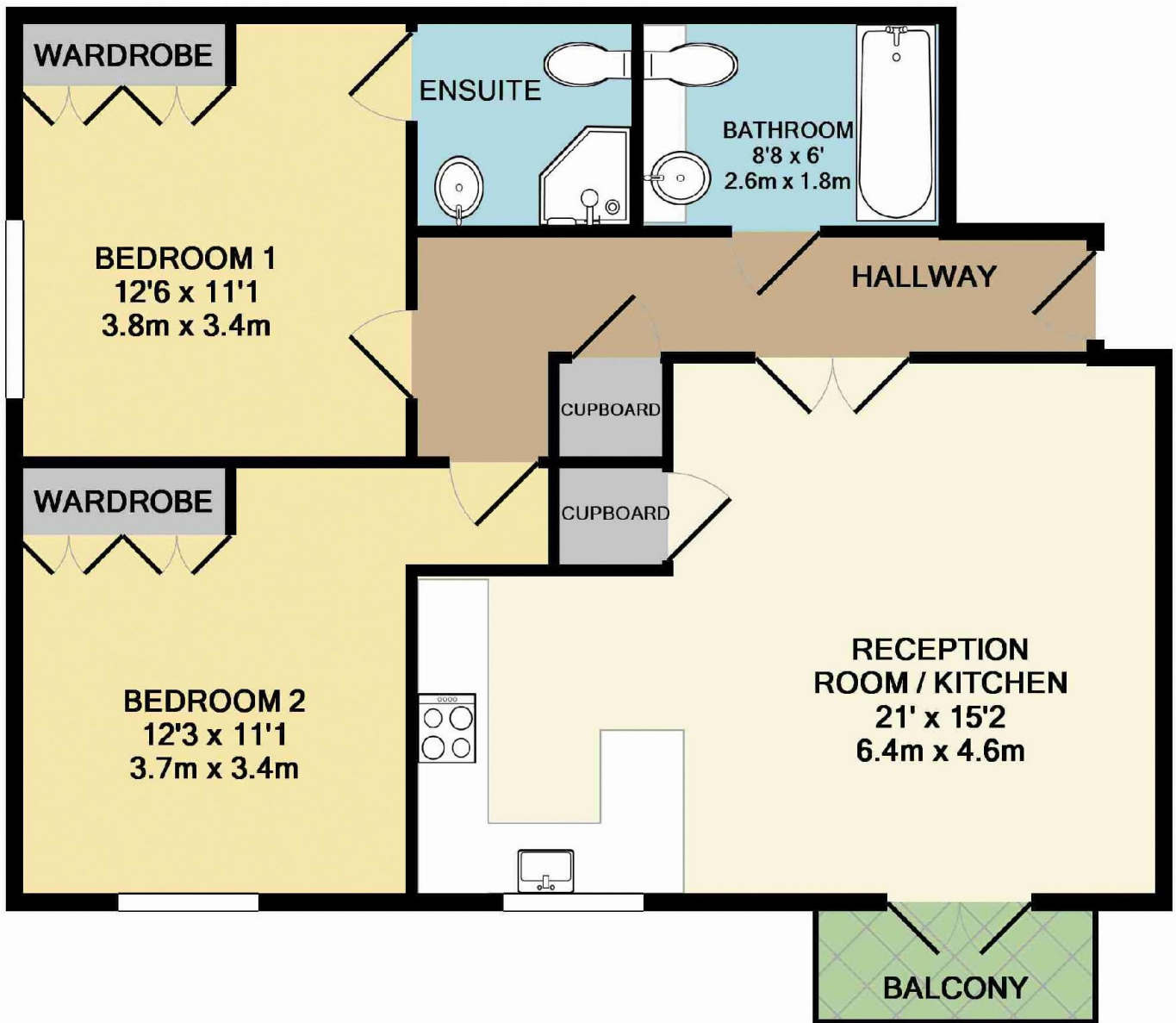
Frost Estate Agents are excited to introduce to the market this keenly priced, spacious and modern, two double bedroom lower rear ground floor executive apartment, established in a highly favoured woodland setting. The building was constructed circa 2007 with the development still being attentively maintained. The apartment appreciates some enviable woodland rear aspect scenery from the dwellings private balcony, plus the inclusion of an en-suite shower convenience linked off the master bedroom, plus an opportune allocated parking space. Your early interest is firmly advised.

The accommodation briefly comprises; generous inner entrance hallway aided with deep storage cupboard, connecting to a well proportioned open plan reception room with balcony feature, plus additional kitchen design displaying an element of 'Bosch' integrated appliances given within a practical work space. The remaining portion exhibits a main three piece independent bathroom suite, together with two double bedrooms concluding with master en-suite.

The property also features double glazing, gas central heating and secure video entry system.

The location is superb and ideal for commuters, with Kenley train station being comfortably accessible within an approximate 0.5 mile journey, connecting it's London bound services (Victoria and London Bridge). Hermitage Road is a very pleasant tree lined road encompassed by natural woodland surroundings.





TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.7 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

