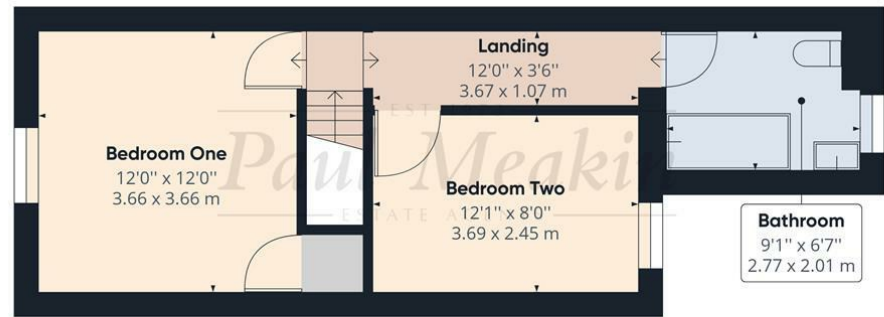




Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 759.56 ft<sup>2</sup>  
 70.57 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



EST 1973  
**Paul Meakin** Guide Price £400,000 Godstone Road, Kenley, CR8 5BN  
 ESTATE AGENTS



Paul Meakin are delighted to present this well presented two bedroom character cottage situated in the popular Kenley area. The property comprises of a spacious living room with feature fireplace, dining area and fitted kitchen with downstairs WC, two good sized bedrooms and a modern family bathroom. Externally there is a tiered garden with terrace and on road parking.

There are several train stations close by providing links to Victoria and London Bridge in just over half an hour together with easy access to the M25/M23 and the wider motorway network. Kenley is close to beautiful open countryside yet is well located for a wide range of amenities, pubs, eateries and recreational facilities, as well as being in the catchment of several highly regarded local schools. Your earliest viewings is advised to appreciate location, presentation and size.

Freehold / Croydon Council Tax Band C

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- End of terrace cottage
- Living room with feature fireplace
- Dining area with direct access to the garden
- Fitted kitchen
- Downstairs WC
- Two double bedrooms
- Spacious family bathroom
- Tiered garden
- Good transport links
- Another property entrusted to Paul Meakin Estate Agents



**Living Room**  
12'2" x 12'1" (3.71 x 3.70)

**Dining Room**  
11'9" x 11'10" (3.60 x 3.62)

**Kitchen**  
8'11" x 6'7" (2.72 x 2.02)

**Cloakroom**  
2'9" x 2'11" (0.86 x 0.90)

**Bedroom One**  
12'0" x 12'0" (3.66 x 3.66)

**Bedroom Two**  
12'1" x 8'0" (3.69 x 2.45)

**Bathroom**  
9'1" x 6'7" (2.77 x 2.01)

**Garden**

