



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1431.52 ft²
 132.99 m²

Reduced headroom
 11.1 ft²
 1.03 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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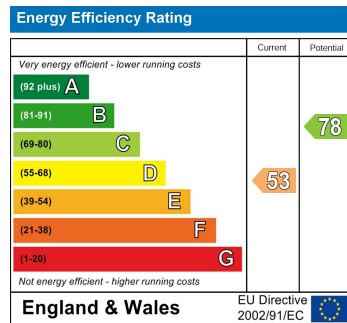


EST 1973
Paul Meakin £599,999 Wattendon Road, Kenley, CR8 5LW
 ESTATE AGENTS

Paul Meakin are delighted to welcome to the market this three bedroom semi-detached chalet style bungalow situated within this quiet and sought after residential road in the heart of Kenley on a large plot. Offered to the market with no onward chain, the accommodation offers a Refitted kitchen with views looking over the large and well-maintained garden, there is a large reception room with direct access to the conservatory and then to the patio. A refitted shower room and separate WC. The main bedroom is spacious with ample storage and located upstairs, the further two bedrooms are downstairs, one currently used as a separate dining room. The property has the potential to extend STTP, allowing the new owner the opportunity to create and customise the bungalow into their new ideal family home.

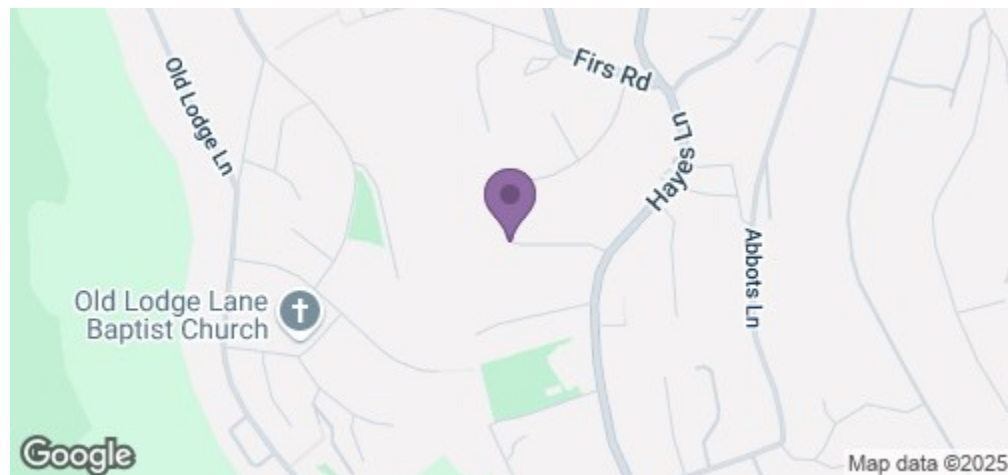
Wattendon Road is located close proximity to The Hayes School as well as being 0.6 miles from Kenley Station. Kenley Station provides access to both London Bridge and Victoria stations plus Blackfriars using Thameslink via Purley Station. The property is within the catchment area of several other sought after and prominent local schools including Harris Academy and Riddlesdown Collegiate plus the M25/M23 motorways can be accessed via Godstone providing routes to both Gatwick and Heathrow airports. Kenley Aerodrome and Common are also nearby and provide miles of open green space and country walks.

Your earliest viewing is encouraged to appreciate location, size and potential.



TAX BAND: E

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



- No onward chain
- Potential to extend STTP
- Three bedrooms chalet bungalow
- Main bedroom on first floor
- Large reception room and conservatory
- Refitted kitchen and shower room
- Ample storage throughout
- Large landscaped garden
- Large plot on quiet road
- Driveway for multiple vehicles, garage and carport



Hallway

Bedroom
10'10 x 9'10 (3.30m x 3.00m)

Bedroom/ dining room
11' x 10;5 (3.35m x 3.05m;1.52m)

Bathroom

Living room
16'2 x 11'4 (4.93m x 3.45m)

Living area
10'9 x 7' (3.28m x 2.13m)

Kitchen
10'8 x 8'4 (3.25m x 2.54m)

Conservatory
10'10 x 8'6 (3.30m x 2.59m)

Walkway

Bedroom
15'4 x 14'6 (4.67m x 4.42m)

Workshop garage
15'8 x 8' (4.78m x 2.44m)

Carport
16'1 x 9'6 (4.90m x 2.90m)

Garden

Driveway

