

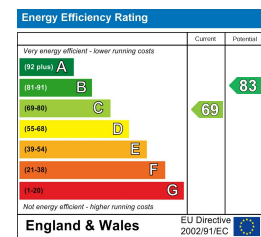
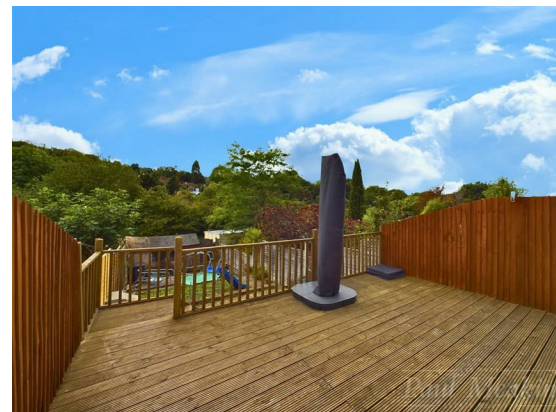
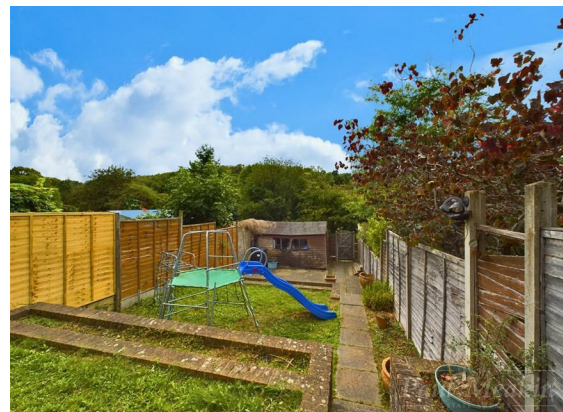


EST 1973
Paul Meakin £500,000 Valley View Gardens, Kenley, CR8 5BR
 ESTATE AGENTS



Valley View Gardens is set back, down off the Godstone Road located behind mature hedging enjoying a lovely outlook to the rear. There are a variety of local amenities within easy reach, with the centre of Purley just a short distance away, offering a wider variety of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The area is also well served by excellent local schools and beautiful open spaces to include the delightful Kenley Common and Riddlesdown Common.

The property is conveniently located for regular bus routes linking the surrounding area. Kenley Station is also only a 15 minute walk away, as well as access to Whyteleafe and Upper Warlingham stations a mile away providing fantastic links to London as well as easy access to both the M23/M25 motorways.



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



A 'Chain Free' four bedroom family terrace house backing onto Bourne Park and enjoying far reaching landscaped views to the rear. This property offers a large living room, recently fitted downstairs w/c, separate dining area which is open plan to a bright and spacious refitted kitchen breakfast room enjoying direct access to the secluded three tiered rear garden with off street parking to the rear of the property.

The first floor offers a refitted three piece bathroom suite with separate shower cubicle, three double bedrooms one of which is the loft room with velux windows.

This home offers further scope to extend to the ground floor STPP and is a good location for local amenities including good transport links and schools.

Your earliest viewing is advised as this style of property always attracts attention from young families and first time buyers.

Croydon council tax band E and EPC- C

- Chain Free
- Four Bedrooms
- Open plan kitchen breakfast room
- Refitted bathroom
- Large reception room
- Backing Bourne Park
- Off street parking to the rear
- Secluded rear garden
- Walking distance to Kenley rail station
- Proximity to several sought after local schools



Area Information
 Garden
 Entrance Hall
 14'3 x 6'3 (4.34m x 1.91m)
 Lounge
 13'10 x 12'9 (4.22m x 3.89m)
 kitchen
 8'4 x 7'7 (2.54m x 2.31m)
 Breakfast room
 11'10 x 10'7 (3.61m x 3.23m)
 Bedroom One
 14'5 x 12'1 (4.39m x 3.68m)
 Bedroom Two
 11'9 x 9'6 (3.58m x 2.90m)
 Bedroom Three
 7'10 x 7' (2.39m x 2.13m)
 Bathroom
 8'3 x 7'8 (2.51m x 2.34m)
 Loft Room
 13'6 x 12'4 (4.11m x 3.76m)
 Garden
 Downstairs W/C
 4'2" x 2'9" (1.29 x 0.85)

