Paul Meakin
EST 1973
ESTATE AGENTS

Floor Plan — Ground Floor

WC
4'7" x 2'8"
1.40 x 0.81 m

Sunroom
5'11" x 5'7"
1.82 x 1.72 m

Kitchen
12'1" x 8'3"
3.70 x 2.54 m

Reception room
11'3" x 10'8"
3.45 x 3.26 m

Hallway
11'5" x 2'10"
3.49 x 0.87 m

Reception room
13'4" x 10'4"
4.08 x 3.17 m

Ground Floor

Floor 1

Bedroom
5'8" x 8'5"
1.75 x 2.58 m

Bathroom
6'0" x 5'6"
1.83 x 1.69 m

Landing
6'0" x 2'7"
1.85 x 0.79 m

Bedroom
11'4" x 8'2"
3.47 x 2.51 m

Landing
11'5" x 5'1"
3.49 x 1.57 m

Bedroom
11'2" x 13'5"
3.41 x 4.10 m

Floor 1

Approximate total area[1]
821 ft²
76.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

TAX BAND:

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

Paul Meakin
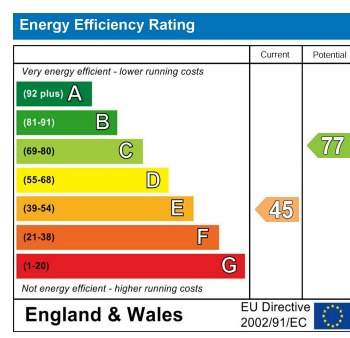## EST 1973 — ESTATE AGENTS

£375,000 — Lower Road, Kenley, CR8 5ND

Nestled on Lower Road in the charming area of Kenley, this mid-terrace house presents a fantastic opportunity for those looking to create their dream home. With three bedrooms, this property is ideal for first-time buyers or those seeking a project to truly make their own.

The house is chain-free, allowing for a smooth transition into your new abode. Inside, you will find two separate reception rooms that offer ample space for relaxation and entertaining. The good-sized kitchen provides a blank canvas for your culinary aspirations, while the upstairs bathroom adds convenience to daily living.

The property is in need of complete renovation, which means you have the chance to design and refurbish it to your taste. The level garden is a delightful feature, perfect for outdoor activities or simply enjoying the fresh air.

Located in a great area, this home is well-positioned for local amenities and transport links, making it easy to access everything you need. This property is not just a house; it is a wonderful opportunity to invest in a home that you can truly personalise. Don't miss out on the chance to transform this space into your ideal living environment.

- Chain Free
- Two / Three bedroom
- Terrace home
- Requires complete renovation
- Level garden
- Great location for stations
- local amenties

Hallway

Reception room
13'4 x 10'4 (4.06m x 3.15m)

Reception room
11'3 x 10'8 (3.43m x 3.25m)

Kitchen
12'1 x 8'3 (3.68m x 2.51m)

Sun room
5'11 x 5'7 (1.80m x 1.70m)

W.C

Landing

Bedroom
13'5 x 11'2 (4.09m x 3.40m)

Bedroom
11'4 x 8'2 (3.45m x 2.49m)

Bathroom

Bedroom
8'5 x 5'8 (2.57m x 1.73m)

Garden