

Payne & Co.



26 Church Road

Kenley CR8 5DU

Freehold

**Offers In The Region Of
£650,000**



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Situation

Kenley is conveniently located for access to both the A22 and Kenley commuter railway station, both little over 500m distant, as is a parade of local shops that includes a Coop convenience store. The area sits in an abundance of green spaces and open walking countryside, including nearby Riddlesdown and around the historic former Kenley aerodrome. A wide selection of schools are available in the local area, both state and independent.

Location/Directions

For SatNav use: CR8 5DU

From Kenley railway station (just off the A22) head south-east on Kenley Lane for around 170m, bear left onto Valley Road for 35m then take the right hand turn into Church Road. The property will be found on the right hand side after around 235m.

To Be Sold

A chalet bungalow in need of modernisation. Situated a few minutes walk from Kenley commuter railway station and boasting fabulous manicured gardens, this property offers flexible accommodation, together with off road parking for several vehicles, car port and garage.

Front Door

Leading to,

Hallway

Radiator, coat cupboard (shelves and hanging rail), cupboard (shelved), doors to;

Cloakroom

Side aspect window, two piece white sanitary suite (comprising close coupled w.c, and wash hand basin), radiator.

Bedroom

Front aspect double glazed window, radiator, recessed storage.

Bedroom

Front and side aspect double glazed windows, radiator.

Kitchen

Side aspect window and door, range of eye and base level units, work surfaces, spaces for appliances including cooker, tall fridge/freezer, washing machine and dishwasher, wall mounted Worcester boiler, radiator.

Dining Room

Rear and side aspect double glazed windows, radiator, archway to;

Sitting Room

Rear aspect double glazed patio doors, side aspect secondary glazed frosted window, two radiators, fireplace composed of tiled hearth and surround with wooden mantel.

First Floor Landing

Double glazed roof light, recess storage, doors to;

Bedroom

Front aspect double glazed window, side aspect window, radiator, eaves storage.

Bathroom

Side aspect window, three piece sanitary suite (comprising bath with wall mounted shower over, close coupled w.c, wash hand basin with storage below), radiator, airing cupboard (hot and cold water tanks).

Bedroom

Rear aspect double glazed window and side aspect window, radiator, eaves storage.

Outside

The front garden offers sloping off road parking for two to three cars, leading up to a car port with a garage beyond. (The garage has light and power). Several steps lead up to the remainder of

the front garden, which is a level space mainly given over to lawn, together with several flower beds and borders and the gravelled footpath to the front door (found on the side of the house).

The rear garden, approximately 50' in length, is a well planned space comprising a patio immediately outside the doors leading from the sitting room, from where several steps lead up to a lawned area, complete with established and well stocked flower beds and borders, as well as several young fruit trees, glass house and pond (with pumped waterfall).

Croydon Council Tax Band F



Road Map



Hybrid Map



Terrain Map



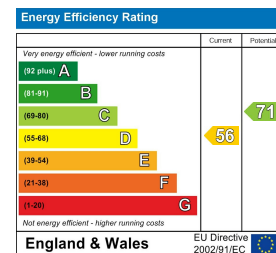
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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