

FOLKLANDS



GODSTONE ROAD, KENLEY
GUIDE PRICE £350,000

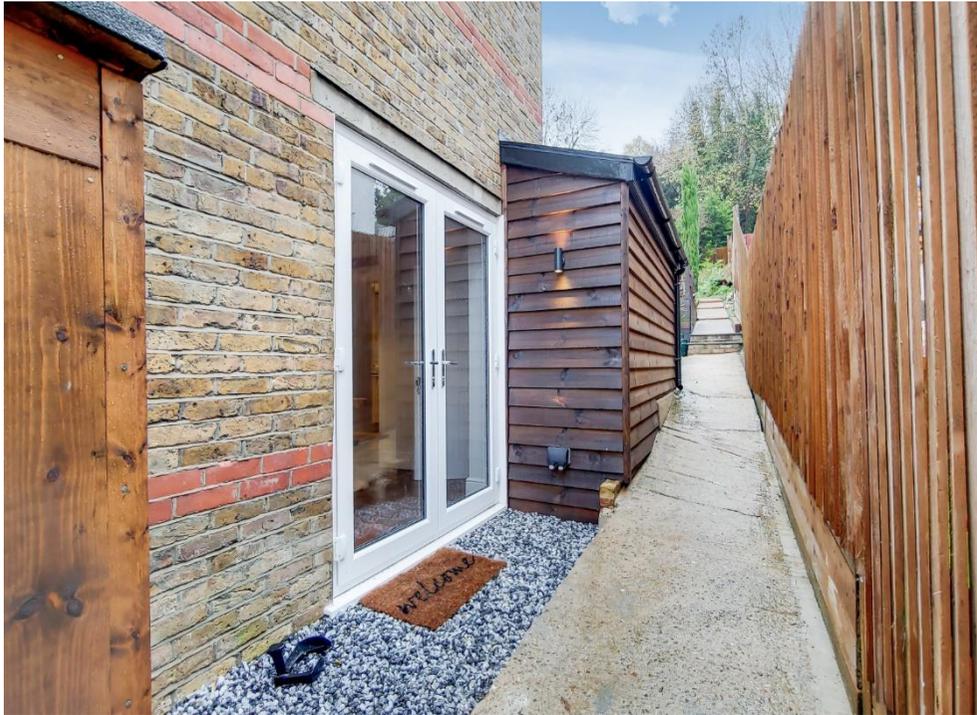




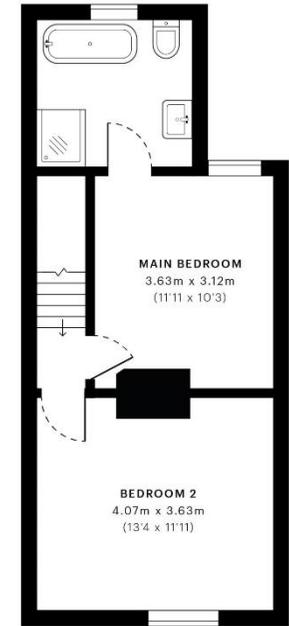








— Ground Floor



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
82.22 sqm / 885.01 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
73.80 sqm / 794.38 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 80.28 sqm / 864.13 sqft
IPMS 3C RESIDENTIAL 74.13 sqm / 797.93 sqft

SPEC ID: 5f971aca84d8a80d9f5b8abb

- ❖ TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ 89' PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ TWO BATHROOMS
- ❖ 0.5 MILES FROM KENLEY STATION
- ❖ 1 MILE FROM UPPER WARLINGHAM STATION
- ❖ MOMENTS FROM RIDDLEDOWN COMMON
- ❖ TWO RECEPTION ROOMS
- ❖ CONTEMPORARY FITTED KITCHEN
- ❖ EPC EER D



A simply stunning two double bedroom end-of-terrace house, situated in this pretty parade of period homes, conveniently located only 0.5 miles from Kenley train station and 1 mile from Upper Warlingham train station, which collectively offer frequent services to London Bridge & London Victoria stations. Additionally, the local bus stop is a short walk away, with the 407 bus route running between Caterham and central Croydon.

This bright and airy home enjoys an interior design throughout, and boasts many characterful features, hard wood flooring in the reception rooms, a particularly stylish fitted kitchen, and a large rear garden perfect for entertaining. The house also enjoys side access, which is ideal for those keen cyclists.

The accommodation comprises two well-proportioned double bedrooms, a beautifully fitted en-suite bathroom on the first floor, a full width living room with fitted cabinets & feature fire-place area, a dining room with patio doors & an abundance of under-stair storage, a ground floor shower-room with utility space, and a separate fitted kitchen. Externally, the property features side access, a separate patio area, and steps up to a large entertainment deck and lawned garden, not to mention there being fantastic views over the Kenley hills too.

Furthermore, this property sits moments away from the open green spaces of Riddlesdown common, nearby to several well-regarded primary and secondary schools, and approximately 2 miles from Purley town centre.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		