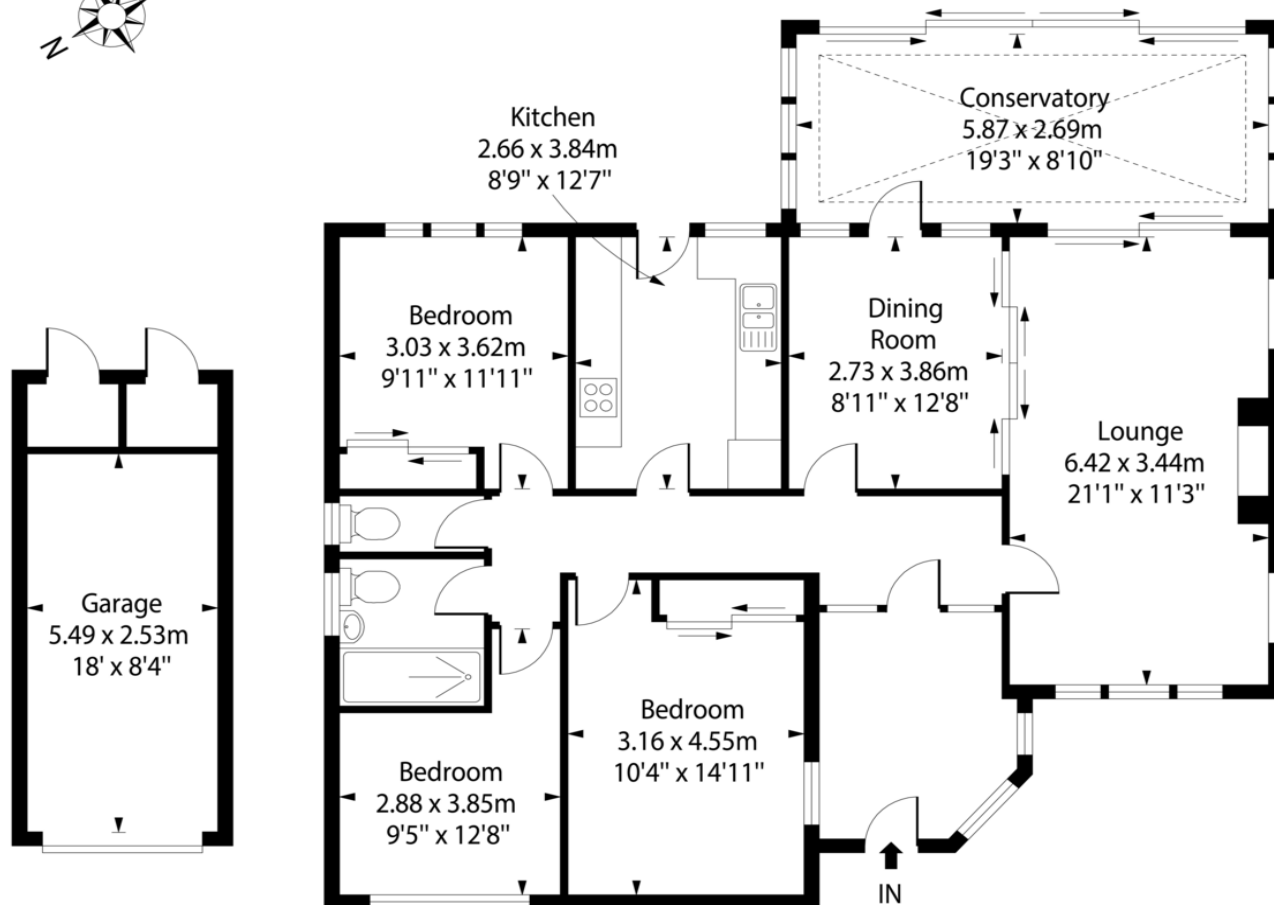




42 Wattendon Road, Kenley, CR8 5LU



Approximate Gross Internal Area
136 sq m / 1463 sq ft
(Including Garage)



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate and the floor plan is not to scale and should be used for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of this brochure but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. This brochure does not constitute a contract or part of a contract. Travel times are correct at the time of going to press. Before arranging an appointment to view it is your responsibility to research the location by map or street view to assure suitability.

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



42 Wattendon Road
Kenley
CR8 5LU

Guide Price £680,000
Freehold

Points of Interest

- Spacious Detached Bungalow
- Dual Aspect Through Lounge
- Separate Kitchen/Dining Room
- Conservatory
- Three Generous Sized Bedrooms
- Family Bathroom
- Large Front and Rear Gardens
- Ample Driveway Parking
- Detached Garage
- Sought After Location

THE PROPERTY

A spacious, detached three-bedroom bungalow with ample living and entertaining space, boasting a large, well maintained rear garden, situated on desirable residential road in the heart of Kenley.

Upon entering the property, you are welcomed into the spacious entrance hall, with double doors opening up into the hallway. To the right, sits the dual aspect through lounge; a bright and airy space extending to the rear of the property, with sliding glass doors opening into the conservatory, which can also be accessed from the separate dining room. The kitchen features both base and wall mounted units offering plenty of storage, alongside a washing machine, dishwasher, and Oven. There is a large window and door to the rear, which open out to the garden. There are three generous sized bedrooms, two of which benefit from built in mirrored wardrobes with sliding doors. All the bedrooms are served by a family bathroom, complete with double shower, basin, and W/C. There is also a separate W/C.

To the rear, paved patio extends the width of the property, providing plenty of space for outdoor entertaining. The garden is level, and mainly laid to lawn, with established trees and shrubbery to the boundary, offering a great degree of privacy. The garage sits to the side of the property, and to the front, a large driveway with off street parking for several vehicles as well as a large, well maintained front garden.

THE LOCATION

Education

Kenley provides a good choice of primary schools including The Hayes Primary, Kenley Primary and The Harris Academy whilst nearby independent schools include Oakwood, Cumnor House and St. David's. At senior level, there is Riddlesdown Collegiate and from the private sector, Caterham, Whitgift, Trinity and Croydon High.

Sports & Leisure

For those who like to walk, there is Kenley Common and the historical Kenley Aerodrome nearby as well as other facilities in the surrounding areas including Purley Sports Club with its squash, cricket and tennis courts and there are numerous golf courses in nearby Purley, Chaldon, Warmingham and Woldingham. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes.

Transport

Kenley Station is 0.5 miles away and provides rail services to London Bridge (from 36 minutes), London Victoria (from 41 minutes) and East Croydon (from 20 minutes). Numerous bus services provide transport to surrounding areas whilst the M25/M23 intersection at Hooley is approximately 6 miles away. Gatwick and Heathrow Airports are within about 30- and 60-minutes' drive respectively.

LOCAL AUTHORITY: Croydon London Borough Council

COUNCIL TAX: Band F - £3.235

Viewing strictly by appointment.

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