



99, Godstone Road,  
Kenley, Surrey CR8 5BD – Offers in Excess Of £350,000

**Mark Youll**  
SALES & LETTINGS

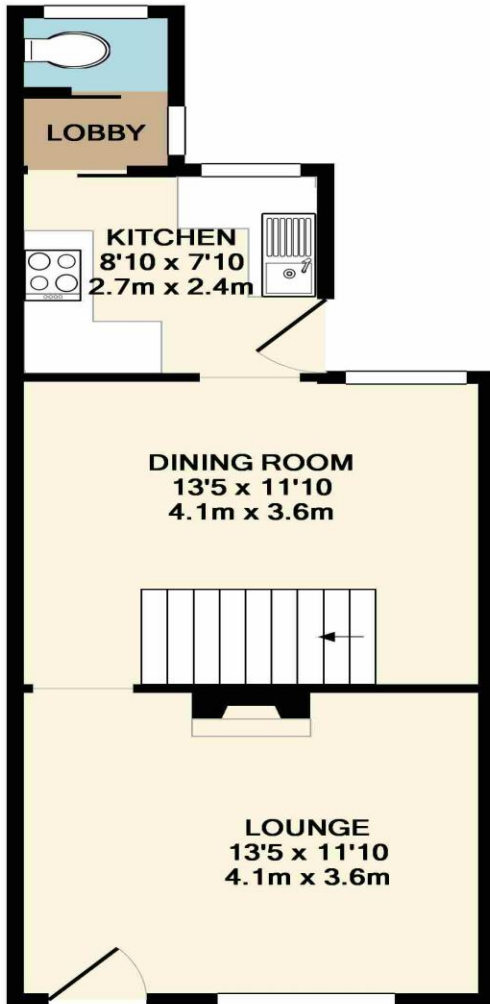


A two bedroom mid terrace cottage that has been subject to extensive modernisation. The property boasts a 13'4 x 11'10 lounge with attractive feature fireplace, second reception room, modern kitchen with attractive splash backs, integrated oven and hob. There is a useful cloakroom. The first floor offers two bedrooms with modern family bathroom. Externally the rear garden is laid mainly to lawn with decked terrace.

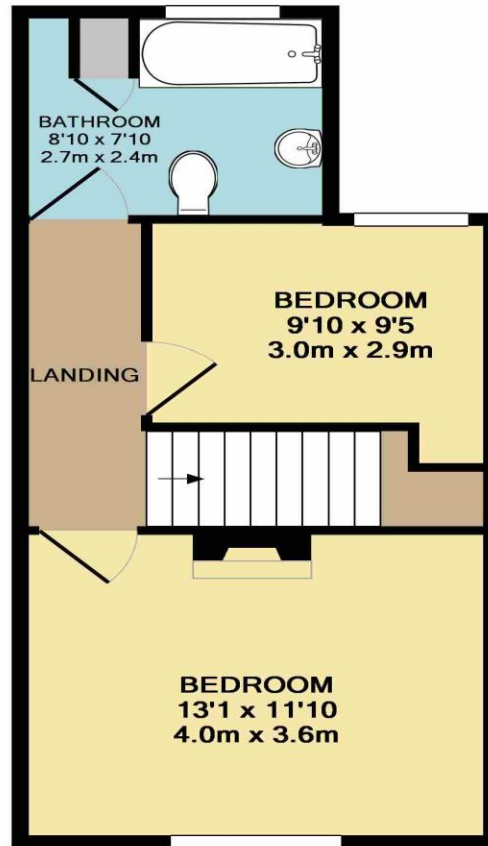
A fantastic opportunity exists to acquire this two bedroom, mid-terrace home being within close proximity to Kenley station with its good transport links to London. The larger town of Purley is within a short distance providing a selection of restaurants, shops, library and swimming pool. Purley Railway Station has fast and frequent links to London and surrounding areas. Kenley is served by a number of good schools both in the state and private sectors. The M23/M25 motorways are also within close proximity. Kenley is also noted for its countrified setting with many fine walks and open spaces close by. VIEWING HIGHLY RECOMMENDED

- Two Bedroom Mid Terrace House
- Lounge
- Dining Room
- Well Appointed Kitchen
- Cloakroom
- First Floor Bathroom
- Garden with Decked Terrace
- Gas Central Heating
- Double Glazed Windows
- Viewing Is Most Strongly Recommended





**GROUND FLOOR**  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.6 SQ.M.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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