



2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Lower Road | Kenley | CR8 5NB

**£425,000**

LOFT



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Kenley | CR8 5NB  
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- Beautifully presented Victorian end of terrace home
- Mosaic tiles to the front with large bay windows, flooding the house with light
- Through lounge/diner, with newly placed wooden flooring
- Modern kitchen with exposed brick wall
- Landscaped, level rear garden with side access
- Two double bedrooms and tasteful family bathroom
- Ideal location, only 0.7 miles from Purley town centre and station

## Ground Floor

### Hallway

### Lounge

13'7 x 10'5 (4.14m x 3.18m)

### Dining Room

11'2 x 10'6 (3.40m x 3.20m)

### Kitchen

11'5 x 7'8 (3.48m x 2.34m)

## First Floor

### Landing

### Bedroom 1

13'4 x 11'0 (4.06m x 3.35m)

### Bedroom 2

11'0 x 8'0 (3.35m x 2.44m)

### Bathroom

### Outside

### Front Garden

### Rear Garden

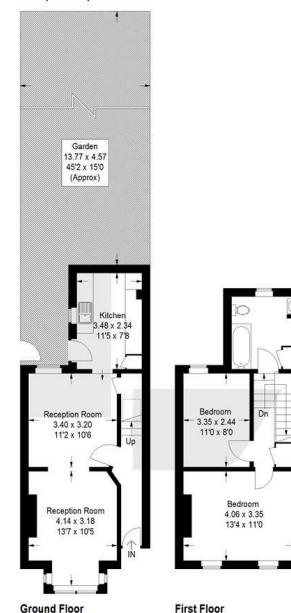
45'2 x 15'0 (13.77m x 4.57m)

EPC Rating: D

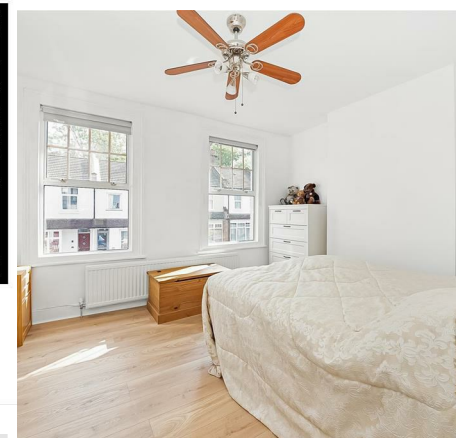


Lower Road, CR8

Approximate Gross Internal Area  
72.1 sq m / 776 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (101202285)



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