



32 Hermitage Road,
Kenley, CR8 5EB - Price £795,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

This Attractive cottage style 4 Bedroom property offers generous family accommodation comprising two reception rooms, kitchen / breakfast room with, family bathroom and downstairs doakroom.

Occupying an excellent residential position in this sought after, semi-rural location in the heart of Kenley with the convenience of being located within a short distance of Kenley Station, local shops and bus services on the Godstone Road. Purley Town Centre is just 1 and a half miles away with a good choice of shops, supermarket, library, swimming pool and main line railway

- Detached Cottage Style House
- Desirable Residential Location
- Kitchen/Breakfast Room
- Four Bedrooms
- Family Bathroom
- Detached Garage
- Private Driveway
- Gas Central Heating
- Large Gardens
- No Onward Chain



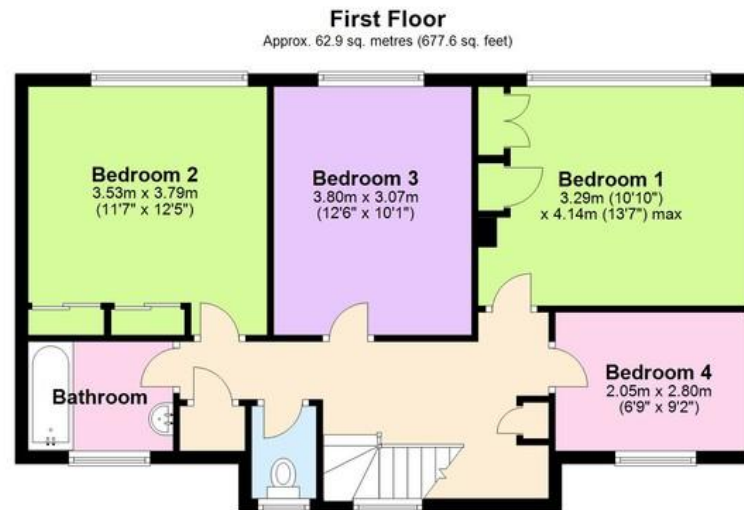


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





Total area: approx. 134.8 sq. metres (1450.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



Call us on **020 8668 5344 / 01737 551111**

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

%epcGraph_c_1_167%