



**Price**  
**£260,000**

**Leasehold**

2x  1x  1x 

**Godstone Road, Kenley,  
Surrey, CR8**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Modern split level maisonette - approximately over 975 square foot
- Good size private garden terrace
- Walking distance to Kenley & Purley stations
- Very well presented
- Local amenities on your doorstep
- Ideal first time buy or buy to let opportunity

## Accommodation

### LOWER GROUND FLOOR

- Entrance Hall
- Kitchen/Breakfast Area: 14'0 x 12'11 (4.27m x 3.94m)
- Lounge: 14'0 x 12'9 (4.27m x 3.89m)
- Cloakroom

### GROUND FLOOR

- Landing
- Bathroom

### SPLIT LEVEL FIRST FLOOR

- Landing
- Bedroom 1: 15'0 x 13'1 (4.58m x 3.99m)
- Bedroom 2: 11'11 x 9'0 (3.63m x 2.75m)

### OUTSIDE

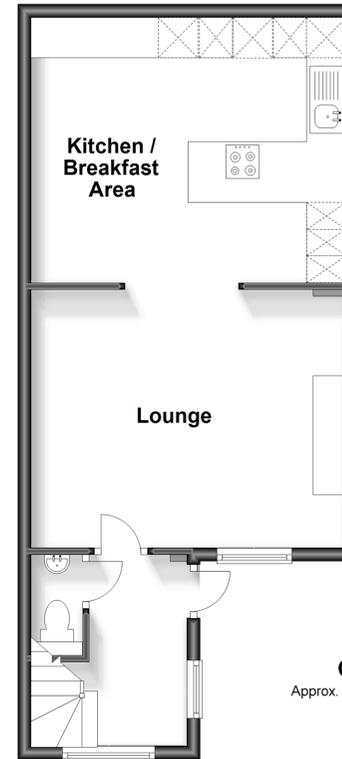
- Private Garden Terrace

Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

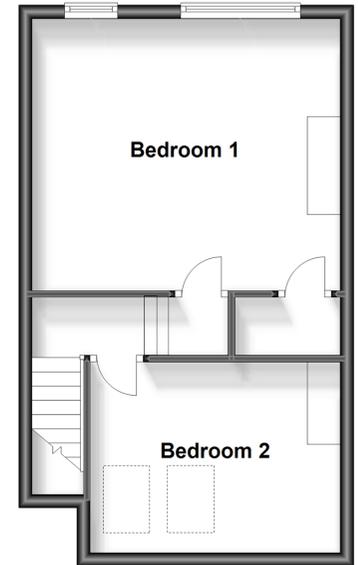
### Lower Ground Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



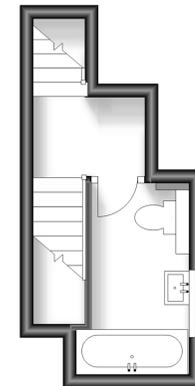
### Split Level First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



### Ground Floor

Approx. 9.6 sq. metres (103.5 sq. feet)



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