



**OVER 60?**

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

**Guide Price**

**£500,000**

**Freehold**

3x  1x  2x 

**Burwood Avenue,  
Kenley, Surrey, CR8**

**cubitt&west**  
Helping you move forwards





## Main features

- Semi-detached family home with garage and off street parking
- Popular family area due to excellent schooling for all ages
- Walking distance to Kenley station & local shops
- Bay window & feature fireplace to lounge, separate dining room

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Lounge: 15'5 x 11'1 (4.70m x 3.38m)  
Dining Room: 14'3 x 10'9 (4.35m x 3.28m)  
Kitchen: 12'2 x 6'8 (3.71m x 2.03m)

### FIRST FLOOR

Landing  
Bedroom 1: 15'5 x 10'11 (4.70m x 3.33m)  
Bedroom 2: 14'3 x 10'11 (4.35m x 3.33m)  
Bedroom 3: 10'10 6 x 8'0 (3.30m x 2.44m)  
Bathroom  
Separate Toilet

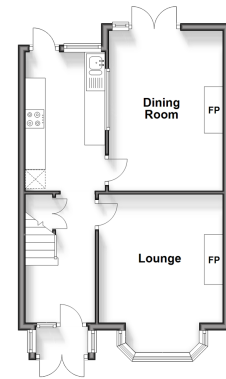
### OUTSIDE

Front Garden  
Rear Garden  
Off Street Parking

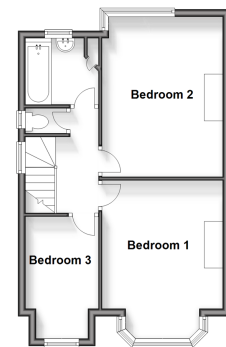
### OUT BUILDING

Garage

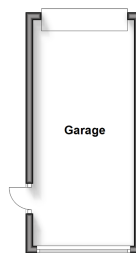
**Ground Floor**  
Approx. 43.4 sq. metres (467.2 sq. feet)



**First Floor**  
Approx. 43.1 sq. metres (463.5 sq. feet)



**Outbuilding**  
Approx. 16.9 sq. metres (177.9 sq. feet)



**Call Purley - 020 8660 8882 ■ 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.



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