



**Price**  
**£500,000**

**Freehold**

3x  3x  1x 

**Moberly Way, Kenley,  
Surrey, CR8**

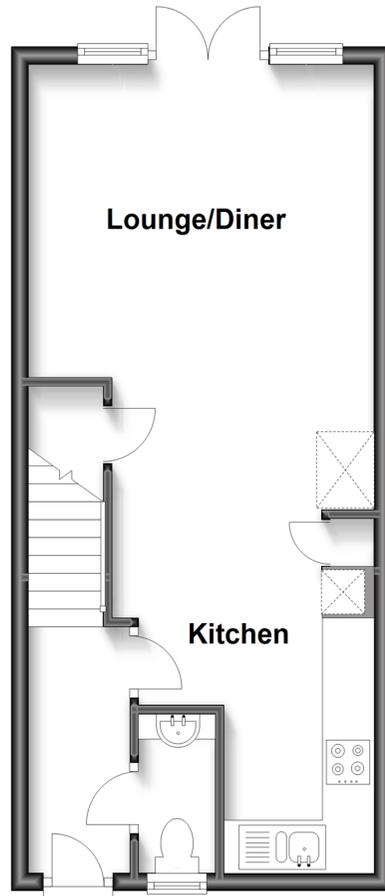
**OVER 60?**

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

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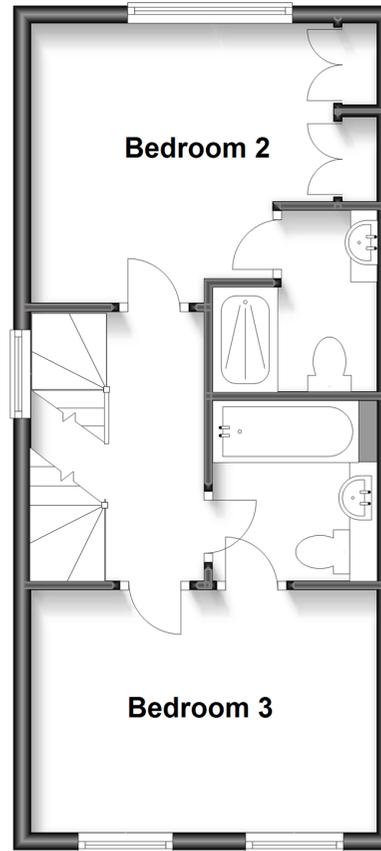
## Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



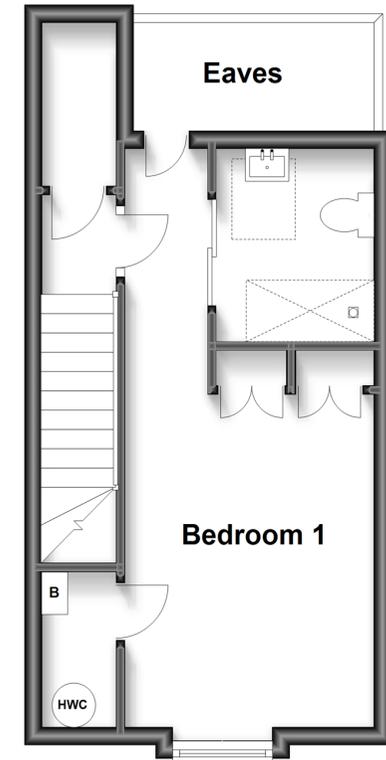
## First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



## Second Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge/Diner: 12'9 x 12'7 (3.89m x 3.84m)  
Kitchen: 16'6 x 9'3 (5.03m x 2.82m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 2: 13'0 x 8'9 (3.97m x 2.67m)  
En-suite Shower Room: 6'7 x 3'7 (2.01m x 1.09m)  
Bedroom 3: 10'9 x 9'4 (3.28m x 2.85m)  
Jack & Jill Bathroom: 6'7 x 6'2 (2.01m x 1.88m)

### SECOND FLOOR

Landing  
Bedroom 1: 14'0 up to door well x 9'5 (4.27m x 2.87m)  
En-suite Shower Room: 7'0 x 5'1 (2.14m x 1.55m)  
Eaves

### OUTSIDE

Off Road Parking  
Rear Garden



## Main features

- Chain Free
- Walking distance to Kenley Aerodrome
- En-suite shower room to two bedrooms and Jack & Jill family bathroom
- Open plan living at its finest
- Located on a private executive development; prime but quiet location



### Nearest Schools

Primary Schools: Audley Primary 0.4 miles, St Francis Catholic Primary 0.4 miles, Whyteleaf Primary 0.7 miles

Secondary Schools: Sunnydown School 0.4 miles, de Stafford School 0.6 miles, Coulsdon High School 0.8 miles



### Transport Information

Train Stations: Whyteleaf South 0.8 miles, Whyteleaf 0.8 miles, Upper Warlingham 0.8 miles



### Address

Moberly Way, Kenley, Surrey, CR8



### Directions

For directions to this property please contact us.



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- 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.



EPC RATING  
CURRENT: C(78) POTENTIAL: B(88)

24407335/20231103/LP/LP