



LEASEHOLD

Maisonette

**OAKS ROAD,  
KENLEY, CR8 5NR**

**£245,000**

FEATURES



# 1 Bedroom Maisonette located in Kenley

Call us on

**0203 648 6357**

[info@ccgraystates.com](mailto:info@ccgraystates.com)

<https://ccgraystates.com/>

**Council Tax Band**

**C**

Nestled on Oaks Road in the charming area of Kenley, this delightful ground floor maisonette offers a perfect blend of comfort and convenience. Spanning approximately 488 square feet, the property features one spacious double bedroom, making it an ideal choice for individuals or couples seeking a cosy retreat.

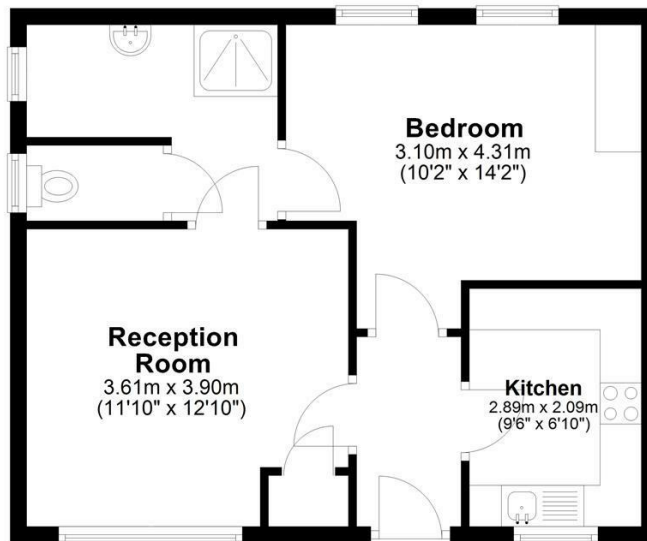
Upon entering, you are welcomed into a good-sized lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The separate kitchen, though compact, is functional and well-equipped, catering to all your culinary needs. The maisonette also boasts a modern shower room, complete with a WC and a utility area, ensuring practicality and ease of living.

One of the notable advantages of this property is the parking space available to the front, providing added convenience for residents. The location in Kenley is particularly appealing, offering a peaceful residential setting while still being within easy reach of local amenities and transport links.

This maisonette presents an excellent opportunity for those looking to establish a home in a desirable area. With its thoughtful layout and practical features, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this charming property your own.

## Ground Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



Total area: approx. 45.4 sq. metres (488.9 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

