

1 Shepherd's House Manor Park Road
Chislehurst, BR7 5FT
T: 0208 304 0997
E: property@tracythorne-estates.co.uk



30 Gomshall Gardens, Kenley
Surrey CR8 5AH
£1,500 Per month

AVAILABLE IMMEDIATELY

Fantastic newly refurbished, first floor 2-bedroom maisonette located in a cul-de-sac walking distance to Kenley railway station and in the catchment area of several sought after schools.

Modern and fresh throughout, offering a spacious reception room, 2 double bedrooms, modern bathroom & kitchen with appliances and also boasts its own private rear garden.

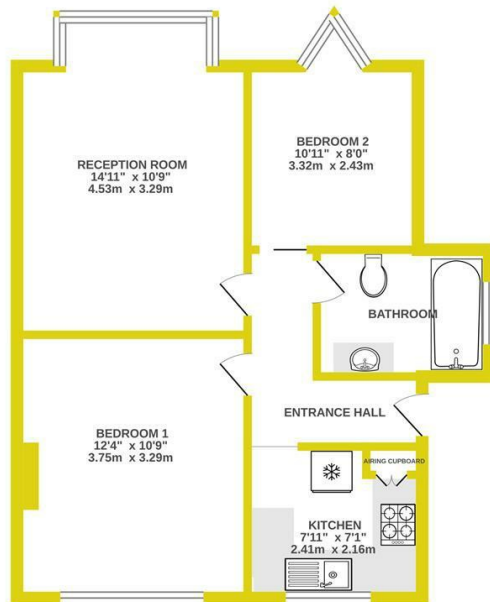
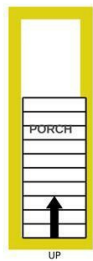
Contact us today to arrange a viewing 0208 304 0997 or property@tracythorne-estates.co.uk
Any further information required please contact the agent.





GROUND FLOOR
36 sq. ft. (3.3 sq. m.) approx.

1ST FLOOR



TOTAL FLOOR AREA : 506sq. ft. (47.0 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
201-255 kWh/m²	B		
151-200 kWh/m²	C		
102-150 kWh/m²	D		
91-101 kWh/m²	E		
81-90 kWh/m²	F		
71-80 kWh/m²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
201-255 g/kWh	B		
151-200 g/kWh	C		
102-150 g/kWh	D		
91-101 g/kWh	E		
81-90 g/kWh	F		
71-80 g/kWh	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	