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Tracy Thorne  
Estates



**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.

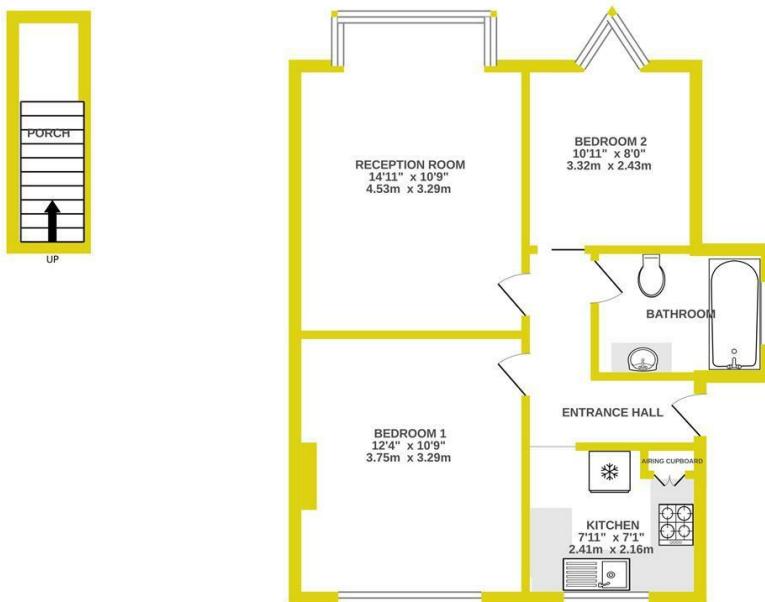
Contact us today to arrange a viewing 0208 304 0997 or [property@tracythorne-estates.co.uk](mailto:property@tracythorne-estates.co.uk)  
Any further information required please contact the agent.





GROUND FLOOR  
36 sq ft. (3.4 sq m.) approx.

1ST FLOOR



TOTAL FLOOR AREA: 506sq ft. (47.0 sq m.) approx.  
Whilst 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 inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended to be relied upon by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Hemex 2020

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92 (A)	A	92 (A)	A
89 (A)	B	89 (A)	B
86 (B)	C	86 (B)	C
83 (C)	D	83 (C)	D
80 (D)	E	80 (D)	E
77 (E)	F	77 (E)	F
74 (F)	G	74 (F)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	