



Kenley,

Guide price £800,000



4



2



3

Robert  
Leech .



Situated on a quiet cul de sac, surrounded by wonderful mature & tall trees is this detached family home, built in the late 1960's by Lawdons and reserved off plan, so this is the first time that this property has been available on the open market.

The accommodation is well proportioned throughout and the entire house is bright due to the large windows and many of the rooms enjoying a double aspect.

A large entrance porch is the perfect space for leaving shoes and coats, prams etc with grand double doors opening into the hallway. The main reception room is flooded with natural light from both sides, is very open plan but with defined areas for sitting and dining as desired. A stone-clad chimney breast with fireplace creates a focal point with interesting shelving to one side acting as a divider between two spaces. There is a further good sized reception room next to the kitchen. The kitchen is fitted with a comprehensive range of wall and base units, a door gives access to the side. A cloakroom completes the ground floor accommodation.

On the first floor the master bedroom is of excellent size, enjoying a double aspect to the front and side and having the benefit of an ensuite. There are three further bedrooms and a family bathroom.

#### Outside

There is parking on the driveway in front of the double garage which has an electric up and over door. The rear garden has an area of patio to the rear of the house, perfect for table and chairs. The remainder is laid to lawn with flower borders stocked with an abundance of mature shrubs with a wonderful backdrop of mature trees, providing a high degree of seclusion to the garden. There is an additional area of lawn to the lower level. There is side access to both sides of the property.



0.4 miles  
Purley



17.1 miles  
Gatwick



0.4 miles  
Kenley

- First time on the open market!
- 4 bedrooms & 2 bathrooms
- Quiet leafy residential cul de sac location
- Convenient for the station & local amenities
- No onward chain
- Well proportioned accommodation
- Off road parking & double garage
- Detached family home built in the 1960's



OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LINGFIELD  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



## LOCATION

Located on a leafy and quiet cul de sac just over half a mile from the local shops, close to Kenley, Whyteleafe and Upper Warlingham stations which provide access to both London Bridge and Victoria stations plus Blackfriars on the Thameslink network for Purley.

The open green spaces of Kenley Common and the aerodrome are a short distance away. The property is within the catchments of several sought-after schools for all ages, state and private, including the local village school, Kenley, The Hayes and Harris Academy.

The M25/M23 motorways can be accessed via Godstone for both Gatwick and Heathrow airports and the motorway network.

## FAQs

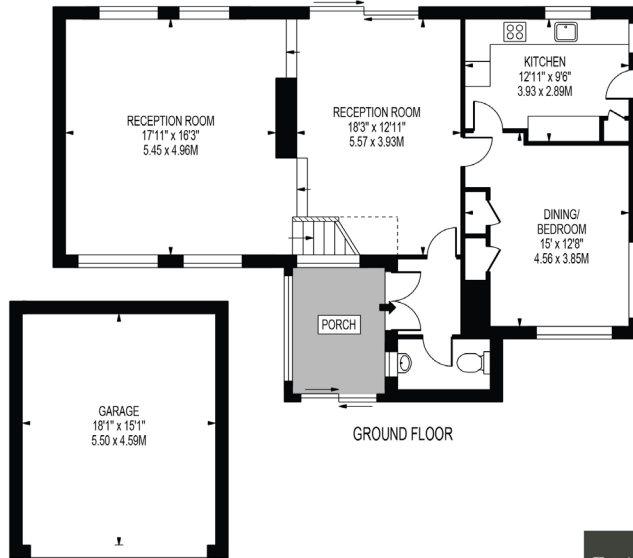
- London Borough of Croydon Council
- Council tax band G
- Total living space 1,708 sq ft.
- Gas heating
- EPC D

**CUMBERLANDS**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1728 SQ FT - 160.55 SQ M  
 (EXCLUDING GARAGE & VOID)  
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE : 272 SQ FT - 25.25 SQ M



FIRST FLOOR



GROUND FLOOR

LOWER GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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