



EPC: D

Roke Road, Kenley

Offers In Excess Of: £575,000

Bairstoweves







A beautifully presented and extended three/four bedroom detached family home, ideally positioned on a highly sought after residential road, conveniently located for Kenley Station, the well regarded Harris Academy School, and the beautiful Foxley Woods Nature Reserve.

This bright and spacious home offers versatile accommodation throughout. An enclosed porch leads into a welcoming entrance, opening into the front reception room featuring a large bay window that floods the space with natural light, complemented by an attractive feature fireplace. To the rear, the standout kitchen/diner provides an impressive hub of the home, fitted with a sleek modern range of white wall and base units, complete with integrated oven, hob, and extractor hood. There is ample worktop space and room for a substantial dining table, making it ideal for both everyday living and entertaining and further benefits from a separate utility room. Completing the ground floor is a versatile additional room, perfect as a home office or fourth bedroom.

Upstairs, the property continues to impress with three generously proportioned bedrooms. The modern family bathroom is fully tiled and fitted with a stylish three-piece suite, including a vanity unit with inset basin and walk in shower.

Externally, the property benefits from a well maintained rear garden, featuring a spacious block paved patio leading onto an extensive lawned garden, enclosed by fencing, perfect for outdoor entertaining and family enjoyment. To the front, a driveway provides off-street parking for several vehicles, alongside an additional lawned area. Internal viewing is highly recommended to appreciate the level of accommodation on offer.

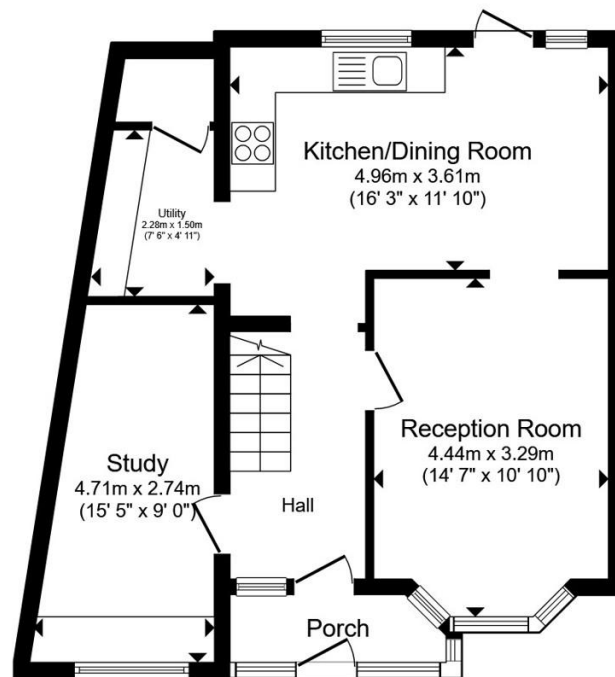


Located on a sought after and popular residential road and in close proximity to Kenley Station which provides access to both London Bridge and Victoria stations plus Blackfriars using Thameslink via Purley Station.

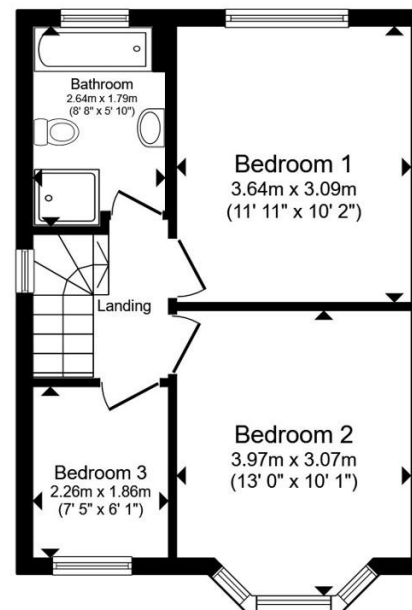
The property is within the catchment area of several sought after and prominent local schools including The Hayes and Harris Academy plus the M25/M23 motorways can be accessed via Godstone Junction 6, providing routes to both Gatwick and Heathrow airports and the motorway network.

Kenley town offers a selection of local amenities with a wider range of shops, supermarkets, restaurants and bars available in nearby Purley and Caterham town centres.

Kenley Aerodrome and Common are also nearby and provide miles of open space and country walks. There are further leisure amenities locally including a number of golf clubs, sports clubs and gyms including the de Stafford sports centre in Caterham.



Ground Floor



First Floor

Total floor area 87.0 m² (937 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **E**

Tenure: **Freehold**

Viewing by appointment

T: 020 8668 1000

E: kenley@bairstowevescountrywide.co.uk

3 Station Approach, Hayes Lane, Kenley, Surrey, CR8 5JD

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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