

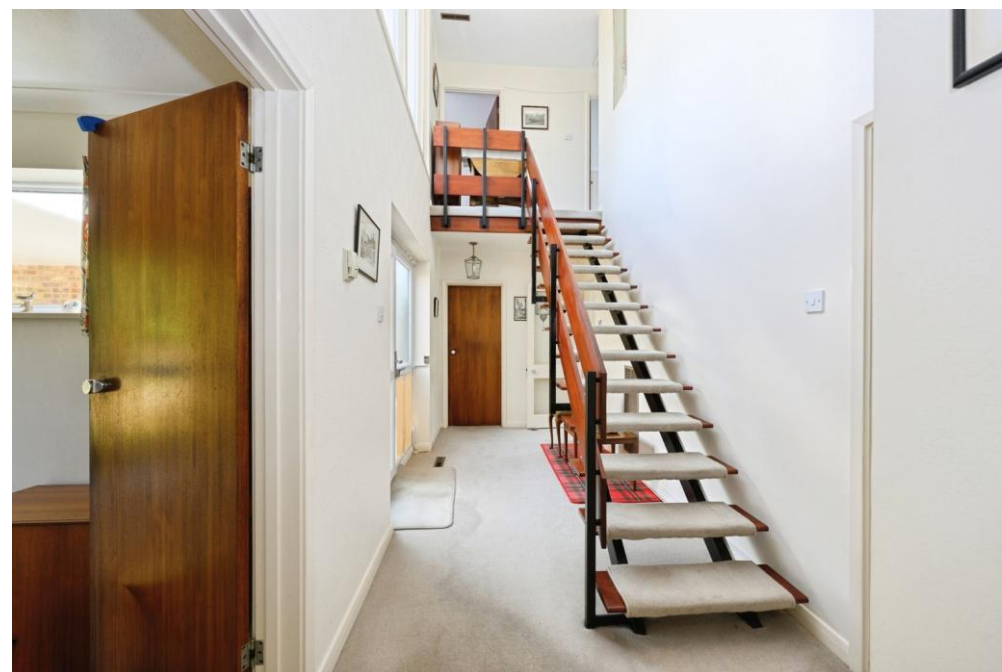


EPC: E

Hayes Lane, Kenley

Offers In Excess Of: £700,000

Bairstoweves







Set back from this highly sought after road in the heart of Kenley, within its own peaceful enclave, is this attractive four/five bedroom detached house.

Offered to the market with no onward chain, this deceptively bright and spacious family home is on the market for the first time in over 50 years and looking for its new owner with the opportunity to update and create their ideal new family home.

With flexible living accommodation, the property currently comprises a bright and generous double aspect lounge with plenty of natural light which opens up to the dining room which provides access to the garden. The oak panelled cottage style kitchen has plenty of wall and base units and a complimentary worktop with built in washing machine and dishwasher and overlooks the stunning garden. Additionally to the ground floor is a study/bedroom, plus a further bedroom with built in wardrobes and a modern shower room.

Upstairs, there are three further bedrooms, all with built in wardrobes and the family bathroom with a white three-piece suite including a vanity unit with inset basin.

A particular highlight of this family home is the stunning and extensive secluded garden which enjoys a high degree of privacy and features a generous patio area to the front and side, ideal for al fresco dining and entertaining, while the remainder is predominantly laid to lawn and bordered with an array of mature plants and shrubs, creating a peaceful and attractive setting.



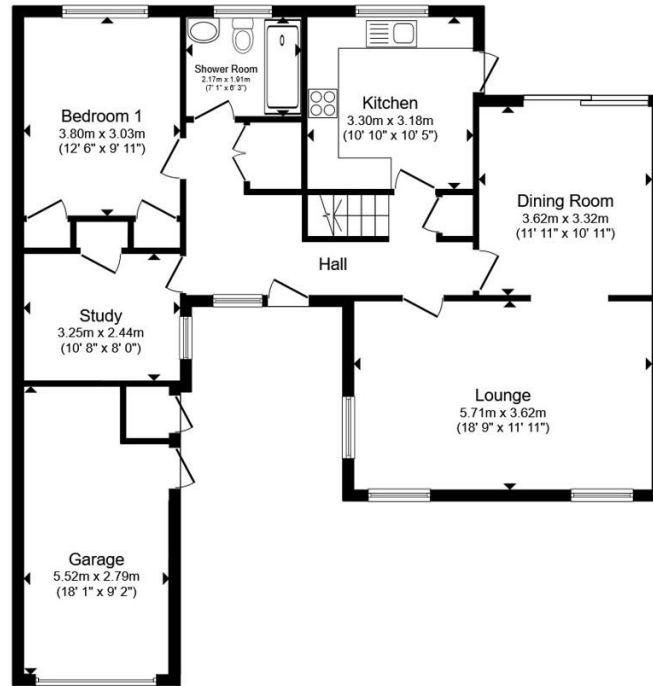
To the front, is a driveway providing parking for several vehicles leading to the garage plus a further lawn to the side. The property has potential to extend, subject to planning and is offered to the market with no onward chain.

Located on a sought after and popular residential road in very close proximity to The Hayes School as well as being 0.7 miles from Kenley Station. Kenley Station provides direct access to London Bridge (as well as services to Victoria, the City of London and South Coast accessible via Purley/Croydon).

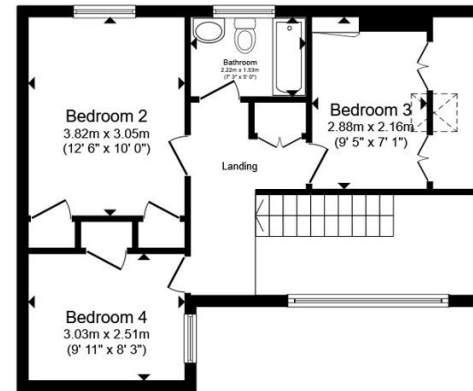
The property is within the catchment area of several other sought after and prominent local schools including Harris Academy and Riddlesdown Collegiate plus the M25/M23 motorways can be accessed via Caterham providing routes to both Gatwick and Heathrow airports.

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.

For leisure, the area is well served by numerous local golf clubs, sports clubs and gyms including the de Stafford sports centre in Caterham. Kenley Aerodrome and Common are also nearby and provide miles of open green space and country walks.



Ground Floor



First Floor

Total floor area 150.8 m² (1,623 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: **F**

Tenure: **Freehold**

Viewing by appointment

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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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