



EPC:
Waiting

Valley Road, Kenley
Asking Price: £530,000

Bairstoweves







A deceptively spacious and beautifully presented extended two double bedroom bungalow, ideally situated within this highly sought-after residential road. Offering generous and versatile accommodation throughout, this attractive home has been thoughtfully extended to the side and rear, creating bright and stylish living spaces perfectly suited to modern living.

The accommodation comprises two excellent sized double bedrooms positioned to the front of the property, both benefiting from attractive bay windows, fitted wardrobes and an abundance of natural light. To the rear, the heart of the home is the impressive open-plan lounge and dining area, a wonderfully bright and spacious room featuring two sets of patio doors opening onto the terrace, seamlessly connecting the indoor and outdoor living spaces.

The larger than average kitchen is fitted with a range of sleek contemporary cream cabinets, complemented by integrated appliances including a built-in oven and induction hob with extractor hood above. A further door provides direct access to the garden. The accommodation is completed by a stylish fully tiled family bathroom, fitted with a modern white three-piece suite and shower over the bath.

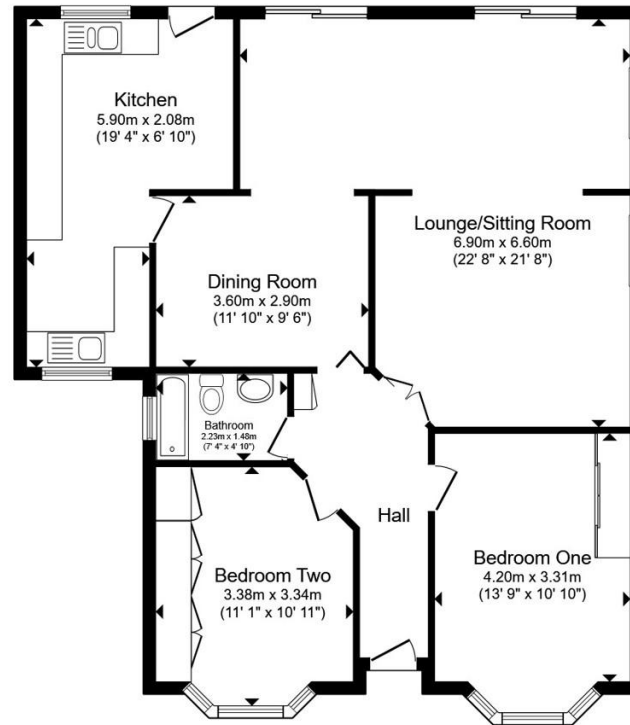
Externally, the property continues to impress. An elevated decked terrace provides the perfect setting for outdoor dining, entertaining guests or simply relaxing while enjoying far-reaching views across the valley. Beyond, the stunning south-facing rear garden offers a high degree of privacy and seclusion, being predominantly laid to lawn and bordered by mature plants and shrubs. Ideal for families and outdoor enthusiasts alike, the garden also boasts a unique professionally constructed skating bowl, creating a truly distinctive recreational space. Internal viewing is highly recommended to appreciate the quality and size of the property.



Located on a sought after and popular residential road and is 0.6 miles to both Kenley and Whyteleafe Stations. Both stations provide access to both London Bridge and Victoria stations plus Blackfriars using Thameslink via Purley Station. Upper Warlingham station is also nearby.

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 Caterham providing routes to both Gatwick and Heathrow airports.

There is a small selection of amenities in Kenley Town, however for a greater selection of facilities of supermarkets, shops, bars and restaurants, Purley town centre is just approximately a mile and a half away. Kenley Aerodrome and Common are also nearby and provide miles of open green 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.



Total floor area 103.6 m² (1,115 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: **D**

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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