



**Welcomes Road, Kenley**

Guide Price: £900,000

**Bairstow**eves







Situated within this highly sought after private road is this extended four bedroom detached house, set back from the road and ideally located in proximity to Kenley Station.

Offered to the market with no onward chain, this extended family home offers an abundance of space and an extensive level rear garden with potential to extend further, subject to planning, however the property would require some updating to bring it back to prime condition.

The property offers three/four reception rooms, with a double aspect lounge, a separate dining room and study plus the hub of the home, the extended and very spacious open plan kitchen/lounge/diner, with a range cooker, plenty of white wall and base units with a large island and complimented with a black granite work top. Plus there is a large sky lantern providing plenty of natural light and bi-fold doors opening up to the garden.

Upstairs, there are four well proportioned bedrooms, the master with an en-suite shower room and built in wardrobes plus the family bathroom.

Externally, a feature to the property is the secluded level rear garden with a large patio area ideal for entertaining the remainder laid to lawn and bordered by mature hedging and trees.

To the front is a driveway providing parking for several vehicles, leading to the garage and a further lawn to the side.

Welcomes Road is a highly regarded private road in the heart of Kenley and the property is situated 0.1 miles away from 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 excellent local schools including The Hayes Primary School, Harris Academy and Riddlesdown Collegiate plus the M25/M23 motorways can be accessed via Caterham providing routes to both Gatwick and Heathrow airports.

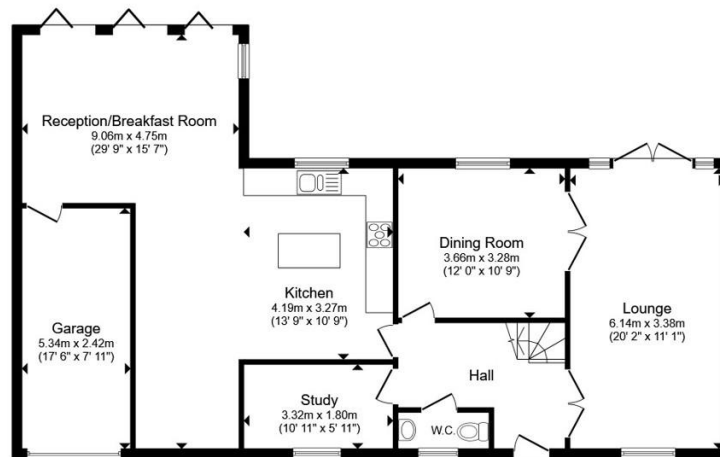
Kenley town offers a selection of local amenities with a wider range of shops, supermarkets, restaurants and bars available in nearby Purley town centre.

For leisure, the area is well served by numerous local golf clubs, sports clubs and gyms including the de Stafford sports centre in Caterham.

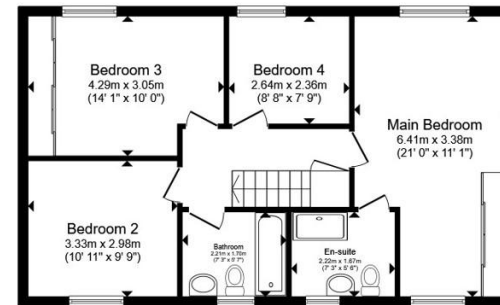
Kenley Aerodrome and Common are also nearby and provide miles of open space and country walks.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





**Ground Floor**



**First Floor**

Total floor area 172.7 m<sup>2</sup> (1,859 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](http://www.propertybox.io)





Council Tax Band: **G**

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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