



OFFERS IN EXCESS OF £1,100,000 FREEHOLD

ALBOURNE HOUSE, 132A WELCOMES ROAD, KENLEY, SURREY, CR8 5HH

ShineRocks
PROPERTY AGENTS

Albourne House has remained in the same ownership since new, when ShineRocks sold the property to the current owners in 2003. The house is located in Kenley's premier private road and is presented in immaculate order and the gardens have been beautifully landscaped. Currently offering approximately 3,000 square foot of accommodation with extension potential (stpp).

THE ACCOMMODATION COMPRISES: COVERED PORCH, RECEPTION HALL, WC, LIVING ROOM, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, WALK-IN LARDER, UTILITY ROOM, GALLERIED LANDING, MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE BATHROOM, GUEST BEDROOM WITH EN-SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, INTEGRAL DOUBLE GARAGE.





DESCRIPTION An imposing and spacious five bedroom, three bath/ shower room, four reception room, detached family residence located towards the top end of Welcomes road, within easy reach of Kenley Common, The Hayes school and Kenley railway station. Covered porch, reception hall, WC, double aspect living room with fireplace and French doors to rear garden, dining room with French doors to rear garden, family room with bay window overlooking front garden, study, fully fitted kitchen/breakfast room with walk-in larder, utility room with door to rear garden. Staircase rising to galleried landing with window overlooking front garden, master bedroom with dressing area and en-suite bathroom, guest bedroom two with fitted wardrobe and en-suite shower room, three further bedrooms two with fitted wardrobes, family bathroom, integral double garage. Our Vendor has informed us that the windows were replaced in 2012. Wide frontage with block paved driveway, the front garden being mainly laid to lawn. Gated access to beautifully landscaped and secluded rear garden.

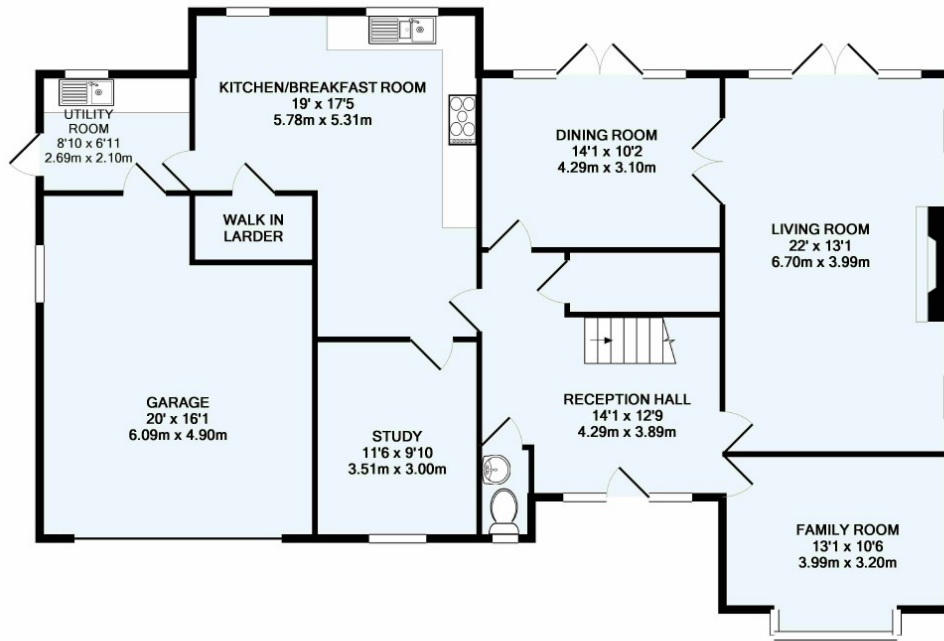
AMENITIES Albourne House is situated towards the top end of Welcomes Road. Approximately a fifteen minute walk down to Kenley Station serving London Bridge and Victoria within 29/32 minutes, as well as local shops. The house is within easy walking distance of Kenley Common and Kenley Aerodrome as well as The Wattenden Pub. The area is well served by many excellent schools which include The Hayes Primary School, Riddlesdown Collegiate and Caterham co-educational day and boarding school. A short drive away you will find Caterham Town Centre with Waitrose, Morrisons and many shops, bars and restaurants. Purley Town Centre offering its main line train station and Tesco's is also nearby. There are numerous golf courses in the area including Surrey National and Purley Downs. Extensive shopping facilities can be found in Croydon Town Centre with superstore shopping on the Purley Way. The M25/M23 is easily accessible within about twenty minute drive.

OUTSIDE FRONT GARDEN: Approached via a private shared driveway leading to block paved drive and integral double garage. The front garden includes a copse to the right of the driveway, the front garden is mainly laid to lawn with paved pathway to front door, bordered by mature trees and shrubs to two sides, gated access to rear garden.

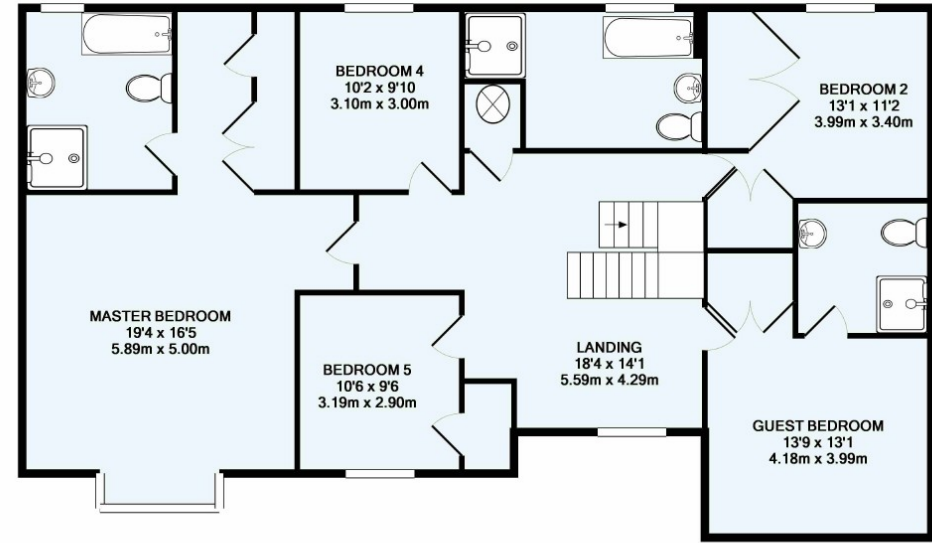
REAR GARDEN: Accessed from the living room, dining room and utility room. From the utility room, door to large paved area to side of the house. Large paved patio to the rear, leading to the beautifully landscaped, secluded rear garden, mainly laid to lawn and bordered by a variety of mature shrubs, trees and hedging. Steps leading from patio through attractive arbour to lower part of garden, garden shed and greenhouse.

EPC 77 - 82

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GROUND FLOOR
APPROX. FLOOR
AREA 1511 SQ.FT.
(140.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1450 SQ.FT.
(134.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2961 SQ.FT. (275.0 SQ.M.)

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS