



OFFERS IN EXCESS OF £1,250,000 FREEHOLD

12 WELCOMES ROAD, KENLEY, SURREY, CR8 5HD

ShineRocks
PROPERTY AGENTS

A lovely Victorian family residence, located in a premier private road, within minutes walk of Kenley railway station and local shops. The property offers a wealth of period features, including high ceilings, sash windows, solid wood doors, deep skirting and period style fireplaces. The accommodation includes six double bedrooms, three bathrooms and three reception rooms and also offers annexe potential (stpp). All surrounded by extensive mature grounds. No onward chain.

THE ACCOMMODATION COMPRISES: COVERED PORCH, RECEPTION HALL, WC, CELLAR, FULLY FITTED KITCHEN/ BREAKFAST ROOM, OPEN PLAN STUDY AREA, UTILITY ROOM, DOUBLE ASPECT DINING ROOM, DOUBLE ASPECT DRAWING ROOM, SITTING ROOM. MASTER BEDROOM WITH DRESSING ROOM & EN SUITE BATHROOM, WC, FIVE FURTHER DOUBLE BEDROOMS, TWO FAMILY BATHROOMS, TWO FURTHER WC, GARAGE/WORKSHOP.





DESCRIPTION An imposing and substantial, six bedroom, three bathroom, three reception room, detached Victorian family residence, situated centrally within mature secluded grounds of approaching 0.63 acres, located in this much sought after private road within five minutes walk of Kenley station. Featuring spacious rooms and tall ceilings throughout. This includes a covered porch, spacious reception hall, WC, bespoke Deco style fully fitted kitchen/breakfast room overlooking rear garden, with birch and American walnut fronted units, granite and walnut worktops, separate utility room. Study area open plan to kitchen/breakfast room, double aspect dining room with period style fireplace, bay window and door to rear paved terrace, double aspect drawing room with period style fireplace and bay window, sitting room with built in surround sound and window overlooking front driveway and garden. Access to cellar including a gym, staircase to first floor landing, Master bedroom with built-in wardrobes, dressing room and en-suite bathroom, two further double bedrooms, family bathroom, separate WC. Stairs to second floor landing, three further double bedrooms, second family bathroom, separate WC. Attached insulated garage with the electric heaters, currently used as a workshop. Entrance to large tarmac driveway, lovely mature gardens to sides and rear. There is no ongoing chain.

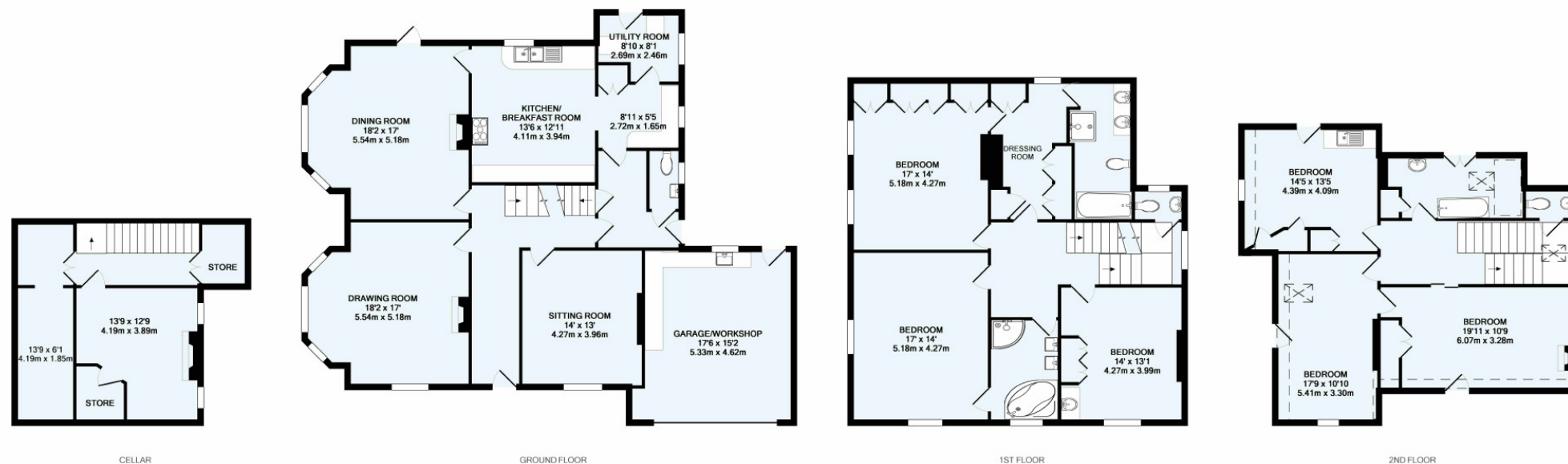
AMENITIES The Garth is situated towards the bottom end of Welcomes Road. A five minute walk down to Kenley Station serving London Bridge and Victoria from 37 minutes, as well as local shops and two bus routes. The house is within easy walking distance of Kenley Common. The area is well served by many excellent state and independent schools; notable independent schools include Cumnor House, Whitgift, Old Palace, Croydon High, Trinity, 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 supermarket 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 and M23 are easily accessible within about a twenty minute drive, Gatwick Airport being approximately 30 minutes away by car or train.

OUTSIDE Front garden: Entrance leading to large level tarmac driveway with parking for ten cars and garage/workshop. Well secluded from the road with a variety of mature trees and shrubs, both the dining room and drawing room overlook the level side garden which is mainly laid to lawn, once again bordered by mature shrubs and trees.

Landscaped rear garden: accessed from the dining room, utility room and lobby off of the reception hall; large West facing flagstone patio with three steps to level lawn, raised well stocked bed with a variety of shrubs, access from both sides to large level raised lawn area.

OFFERS IN EXCESS OF £1,250,000 FREEHOLD

12 WELCOMES ROAD, KENLEY, SURREY, CR8 5HD



TOTAL APPROX. FLOOR AREA 4022 SQ.FT. (373.6 SQ.M.)

Made by ShineRocks
Made with Metropix ©2017

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

DRAFT DETAILS - AWAITING VENDOR'S APPROVALSHINEROCKS

ShineRocks 4 Russell Parade Russell Hill Road Purley Surrey CR8 2LE Tel: 020 8660 2010

ShineRocks Park Lane Office Tel: 020 7409 8341

www.shinerocks.co.uk Email: enquiries@shinerocks.co.uk

ShineRocks
PROPERTY AGENTS