



OFFERS IN EXCESS OF £950,000 FREEHOLD

13 DRIFTWOOD DRIVE, KENLEY, SURREY, CR8 5HT

ShineRocks
PROPERTY AGENTS

An beautifully presented, five double bedroom detached family residence, which has been cared for and much improved by the current owners over the years. The property has three refitted bath/shower rooms, a large fully fitted kitchen with conservatory addition, making a great space for todays family living. Within walking distance of Hayes primary school and less than a mile from Kenley station.

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





DESCRIPTION An immaculately presented five bedroom, three bath/shower room, three/four reception room, detached family residence, situated on a level plot in a quiet sought after cul de sac location, within easy reach of The Hayes and Caterham schools and Kenley station. Covered porch, reception hall, WC, fully fitted kitchen/breakfast/ family room open plan to double glazed conservatory, utility room, dining room overlooking rear garden, living room with fireplace and french doors to rear garden, sitting room/study. Staircase to galleried landing, master bedroom and guest bedroom both with en suite, three further double bedrooms, family bathroom. Block paved driveway leading to integral double garage, mature secluded level rear garden. NO ONWARD CHAIN.

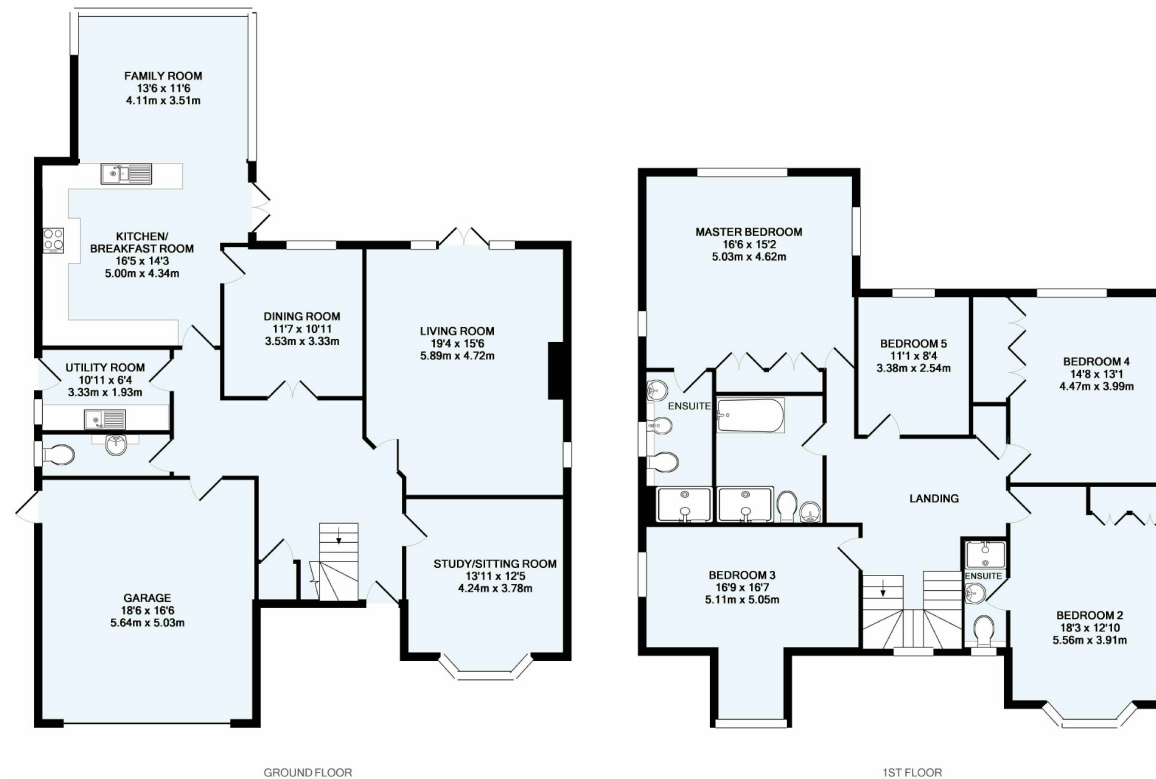
AMENITIES Driftwood drive is a short drive down to Kenley Station serving London Bridge and Victoria within 29/32 minutes, as well as local shops. The house is within easy walking distance of Kenley Common and Kenley Aerodrome as well as The Wattenden Pub. The area is well served by many excellent schools 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 a twenty minute drive.

OUTSIDE FRONT GARDEN: Block paved driveway leading to integral double garage. Level lawn with a selection of mature shrubs, screened from the road by evergreen laurels. **REAR GARDEN:** Accessed from the living room and conservatory, leading to paved patio with covered area. Steps to level lawn with a variety of mature shrubs and trees.

EPC

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TOTAL APPROX. FLOOR AREA 2968 SQ.FT. (275.7 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

DRAFT DETAILS - AWAITING VENDOR'S APPROVALSHINEROCKS

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