



5 Fairways, Kenley, Surrey, CR8 5HY

Pollard Machin
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Offers in the Region Of

Description

An impressive and well-presented four bedroom detached family home boasting 1587 square feet internally conveniently located in a small cul de sac location off Hayes Lane, Kenley. EPC Rating D. Council Tax Band G.

Accommodation

The property briefly comprises; Entrance hall with downstairs cloakroom, living room with double doors to garden, dining room, study and modern kitchen/breakfast room with integral appliances. The ground floor features parquet flooring in hallway and reception rooms, upstairs features four good size bedrooms, three of the bedrooms have built in wardrobes, family bathroom and en suite shower room to master. The mature rear garden is mainly laid to lawn with shrub, plant and tree borders, adjacent to the rear is a large patio area ideal for entertaining, the garden further benefits from a greenhouse and Wendy house (ideal for storage). The front garden is laid to lawn with plant borders alongside the shingle driveway which provides parking for several vehicles in addition to the double garage.

Location

Fairways is a quiet cul de sac situated off Hayes Lane, convenient for train and bus transport. Hayes Primary School is within walking distance and local shops/amenities are available at Kenley or Caterham-on-the-Hill, with further high street shopping in Caterham Valley including several supermarkets. Open countryside is within easy reach, with Coulsdon Common and Riddlesdown a short distance away. The motorway network is easily accessible at junction 6 of the M25.

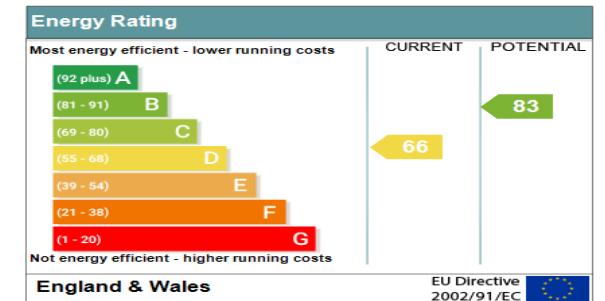




Fairways, Kenley, CR8
Gros Internal Area 1345sq ft / 125sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR-Net Media - www.ar-netmedia.uk

Address: 5 Fairways, KENLEY, CR8 5HY
RRN: 3834-3827-9300-0562-5292



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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