



Grange Cottage, 26, Cullesden Road

Offers In Excess of £900,000

ShineRocks
PROPERTY AGENTS

Grange Cottage, 26

Cullesden Road, Kenley

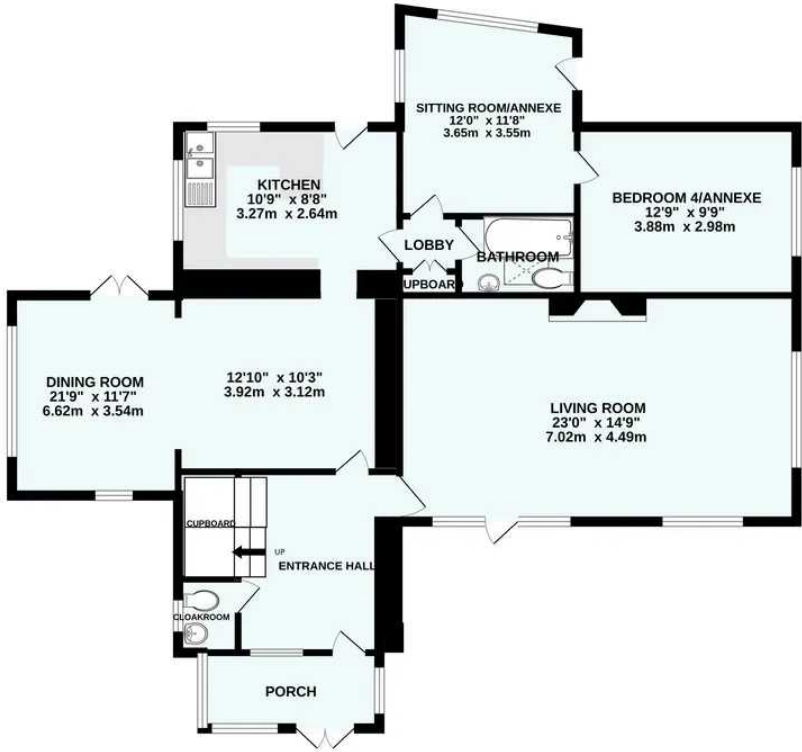
An attractive, four bedroom, two bathroom, three reception room, detached Freehold Edwardian house, built around 1902 and offered for sale for the first time in 40 years with further extension potential subject to planning permission. Brick pillared gated entrance leading to large tarmac driveway, with grounds mainly to three sides, this unique property is located within 10 minutes walk of Kenley station and Hayes school. Enclosed porch, entrance hall, WC, double aspect living room with open fireplace and door to gardens, treble aspect dining/family room with French doors to front garden, double aspect kitchen with door to front garden. Door to annex: Lobby, bathroom, double aspect sitting room with door to gardens, ground floor bedroom overlooking rear woodland gardens. Stairs to first floor landing, triple aspect principal bedroom with fitted cupboards, two further bedrooms with fitted cupboards, family bathroom. Private front garden with secure off street parking for several cars leading to single garage and bike store. Pretty south west facing rear woodland garden.

- FOUR BEDROOMS INCLUDING GROUND FLOOR BEDROOM + EXTENSION POTENTIAL STPP
- TWO BATHROOMS + SEPARATE WC
- THREE RECEPTION ROOMS
- GROUND FLOOR ANNEX WITH BEDROOM, SITTING ROOM + BATHROOM
- LARGE TARMAC DRIVEWAY, SINGLE GARAGE + BIKE STORE, APPROX 10 MINUTES WALK OF KENLEY STATION AND HAYES PRIMARY SCHOOL
- COUNCIL TAX - G EPC - D

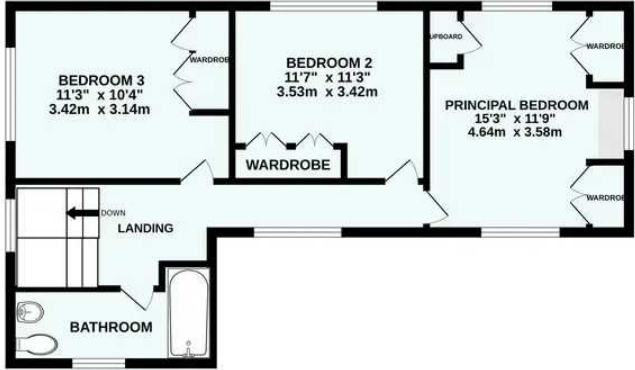




GROUND FLOOR
1165 sq.ft. (108.2 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1725 sq.ft. (160.3 sq.m.) approx.
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ShineRocks Estate Agents

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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.