



33 Hawkhurst Road, Kenley
Offers In Excess of £800,000 Freehold

ShineRocks
PROPERTY AGENTS

33 Hawkhurst Road

Kenley, CR8 5DN

An immaculately presented, four double bedroom, two bath/shower room, three reception room, detached family residence, situated in a unique countryside setting within 12 minutes walk of Kenley station.

Enclosed porch, spacious entrance hall, living room with fireplace and bay window overlooking front garden, open plan to double aspect dining room with French doors to rear terrace and garden, family/music room overlooking front garden, fully fitted kitchen/breakfast room with pantry and French doors to rear garden, separate utility room, WC. Stairs to first floor, principal bedroom with dressing room and en suite shower room, three further double bedrooms, family bathroom with bath and walk-in shower.

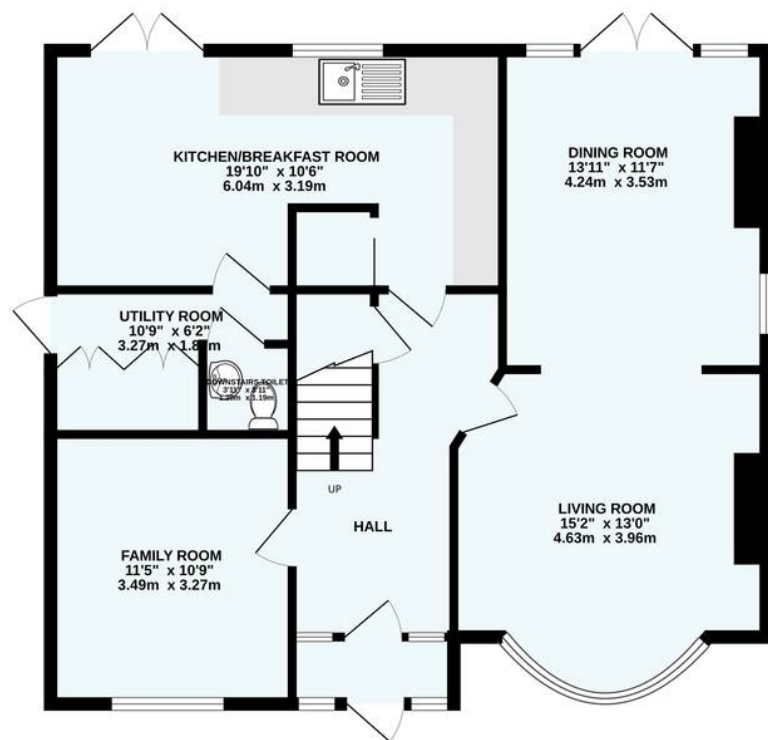
Front garden resin driveway for two cars, steps leading to front door. Paved terrace with steps to large secluded rear garden.

- IMMACULATLY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY RESIDENCE
- TWO BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS + FULLY FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM AND WC
- LOCATED IN A PRIVATE ROAD ON THE BORDER WITH KENLEY COMMON, FOR ANYONE WITH DOGS OR CATS, THIS IS ANIMAL HEAVEN
- DRIVEWAY WITH OFF STREET PARKING FOR TWO CARS TO THE FRONT, WITH A LARGE GENTLY SLOPING GARDEN TO THE REAR
- KENLEY STATION IS A 10-12 MINUTE WALK WITH REGULAR TRAINS TO LONDON BRIDGE TAKING JUST 46 MINUTES
- EPC RATING D
- COUNCIL TAX BAND F

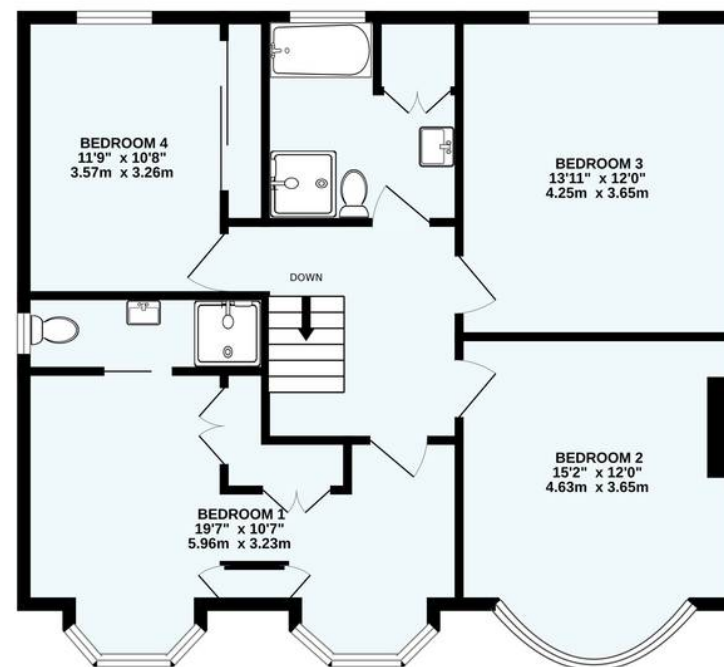




GROUND FLOOR
862 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 1785sq.ft. (165.8 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.