



**4 Bedrooms | 5 Bathrooms | 4 Reception Rooms**

Fir Hollow Gardens | | Kenley | CR8 5FR

**£975,000**

**LOFT**

Fir Hollow Gardens |  
Kenley | CR8 5FR  
£975,000

- New build town houses in a gated development off of a sought after private road in Kenley
- High specification throughout including Quartz worktops and Samsung integrated appliances
- EV charging point and solar panels
- Engineered oak flooring, bi-fold doors to the lower ground floor and Juliet balcony on the ground floor
- Underfloor heating to the modern bathrooms and throughout the ground and lower ground floor
- NHBC 10 year structural warranty
- Driveway and visitors parking with the Development
- Beautifully landscaped garden with a summer house



A sought after development that has been built to the highest quality in a great location! Deceptively large with accommodation across four floors spanning 2621 sq. ft.



## Lower Ground Floor

### Hallway

**Sitting Room/Study**  
17'8 x 9'7 (5.38m x 2.92m)

### Shower Room

**Utility**  
9'2 x 6'11 (2.79m x 2.11m)

**Reception Room**  
29'3 x 17'8 (8.92m x 5.38m)

## Ground Floor

### Hallway

**Study**  
12'2" x 10'11" (3.73 x 3.35)

### Shower Room

**Kitchen/Dining Room**  
21'5" x 17'7" (6.53 x 5.38)

## First Floor

### Landing

**Bedroom 1**  
17'7" x 12'9" (5.38 x 3.89)

### En-suite

**Bedroom 2**  
11'8" x 11'6" (3.58 x 3.51)

### En-suite

## Second Floor

**Bedroom 3**  
17'8" x 13'4" (5.38m x 4.06m)

**Bedroom 4**  
17'8" x 12'7" (5.38m x 3.84m)

### Family Shower Room

## Outside

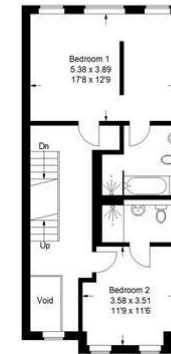
**Garden**  
42'1" x 18'2" (12.85 x 5.56)

**Driveway with EV Charging**

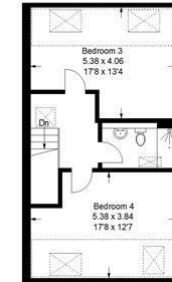


### Fir Hollow Gardens, CR8

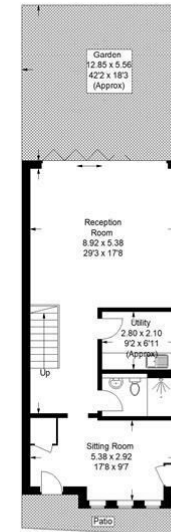
Approximate Gross Internal Area  
(Excluding Void)  
243.6 sq m / 2621 sq ft



First Floor



Second Floor



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D1108511)

EPC Rating: B

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