



**Guide Price**  
**£950,000**

**Freehold**

6x  4x  2x 

**Fairoak Close, Kenley,  
Surrey, CR8**

**OVER 60?**

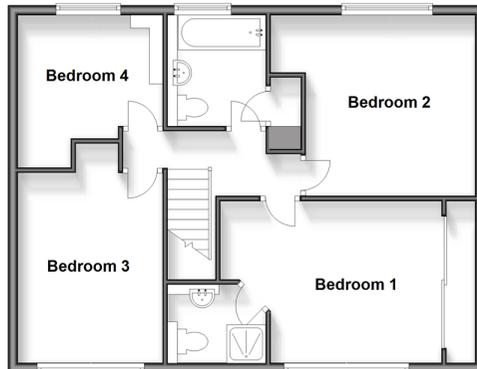
Secure this property  
for up to **59% less!**

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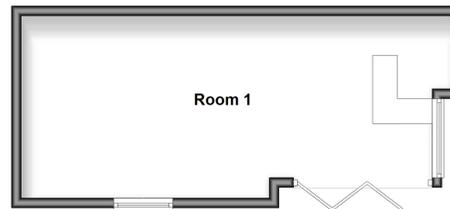
**Ground Floor**  
Approx. 154.3 sq. metres (1661.2 sq. feet)



**First Floor**  
Approx. 64.8 sq. metres (697.2 sq. feet)



**Outbuilding**  
Approx. 29.7 sq. metres (319.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 16'4 x 14'1 (4.98m x 4.30m)

Kitchen/Dining Room: 20'3 x 12'2 (6.18m x 3.71m)

Utility Room: 9'11 x 7'8 (3.02m x 2.34m)

Family Room: 18'8 x 12'3 (5.69m x 3.74m)

Conservatory: 12'9 x 10'3 (3.89m x 3.13m)

Shower Room

### ANNEXE

Bedroom 1: 11'1 x 8'6 (3.38m x 2.59m)

Bedroom 2: 9'4 x 8'5 up to fitted wardrobes (2.85m x 2.57m)

Kitchen/Lounge: 20'6 x 9'5 (6.25m x 2.87m)

Shower Room: 7'6 x 5'1 (2.29m x 1.55m)

### FIRST FLOOR

Landing

Bedroom 1: 14'5 x 11'6 (4.40m x 3.51m)

En-Suite Shower Room

Bedroom 2: 13'5 x 12'3 (4.09m x 3.74m)

Bedroom 3: 12'6 x 9'6 (3.81m x 2.90m)

Bedroom 4: 10'2 x 9'5 (3.10m x 2.87m)

Bathroom: 7'8 x 6'3 (2.34m x 1.91m)

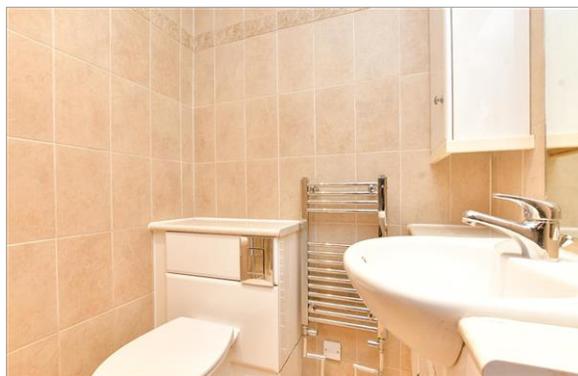
### OUTSIDE

Outbuilding

Front Garden

Rear Garden

Off Street Parking



## Main features

- **CHAIN FREE - Detached family home located in quiet residential road with a feeling of rural tranquility**
- **Large kitchen extension to rear, garage converted into 2 bedroom annexe**
- **3 bathrooms in main house, family room, conservatory & utility room**
- **Good size bedrooms with en-suite shower room & fitted wardrobes to main bedroom**



### Nearest Schools

Primary Schools: The Hayes Primary 0.2 miles, The Wattenden Primary 0.3 miles, Harris Primary 0.5 miles  
Secondary Schools: Riddlesdown Collegiate 0.9 miles, Coulsdon High School 1.4 miles, Oasis Academy - Coulsdon 1.4 miles



### Transport Information

Train Stations: Kenley 0.5 miles, Reedham 0.8 miles, Riddlesdown 1.0 miles



### Address

Fairoak Close, Kenley, Surrey, CR8



### Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING



21511504/20250128/D1/KV