



221B Hayes Lane

Kenley, CR8 5HN

Guide Price £475,000



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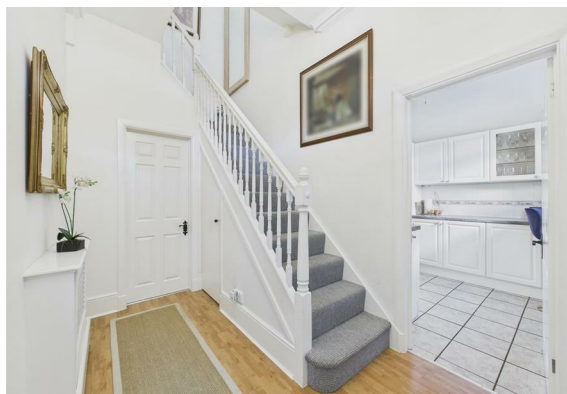
Kenley, CR8 5HN

Full of character and history, this charming two bedroom cottage was once part of the stables for Welcomes Farm and now offers a unique home that blends period appeal with modern comfort. Carefully maintained and beautifully presented, the interiors are light, inviting and designed to work just as well for quiet evenings at home as they do for entertaining friends and family.

On the ground floor, a fitted kitchen sits alongside a spacious family room that opens directly onto a private south east facing garden, creating a natural extension of the living space in the warmer months. A second reception room with built-in storage provides flexibility, while a guest WC adds convenience. Upstairs, two generous double bedrooms enjoy a dual aspect outlook and are served by a contemporary shower room.

Practical touches include allocated parking and a manageable rear garden, with the nearest mainline station at Kenley providing direct services into central London for commuters.

Set within leafy surroundings, close to commons and open countryside, this distinctive home offers the perfect combination of history, comfort and an enviable lifestyle.





Entrance Hall
6'9" x 11'2" (2.07m x 3.42m)

Living Room
11'4" x 14'6" (3.46m x 4.43m)

Sunroom/Dining Room
22'11" x 8'11" (6.99m x 2.72m)

Kitchen
8'6" x 14'6" (2.61m x 4.43m)



WC
6'9" x 2'9" (2.06m x 0.86m)

Landing
6'9" x 2'11" (2.08m x 0.89m)

Bedroom
11'3" x 14'8" (3.44m x 4.48m)

Bedroom
8'6" x 14'6" (2.61m x 4.44m)



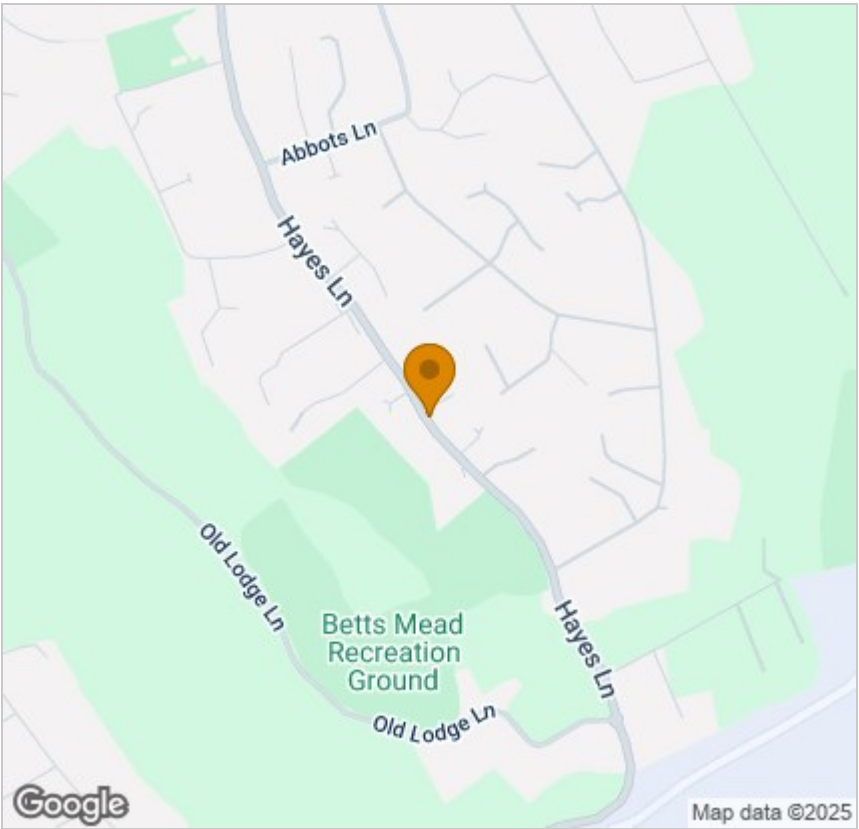
Bathroom
7'5" x 4'11" (2.28m x 1.52m)



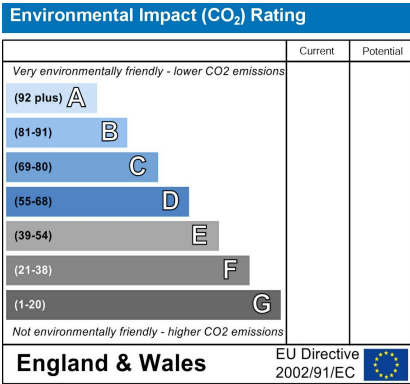
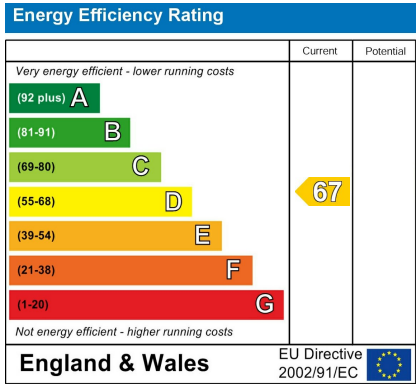
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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