

**51b Abbots Lane**  
Kenley, CR8 5JB

Guide Price £675,000



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Set on a discreet lower plot along Abbots Lane, this unique detached home beautifully showcases what happens when an artistic eye for interiors meets the clean simplicity of a modern new build. Hidden from view and offering excellent privacy, it is a home many would not even know exists which adds to its appeal. It is a place where creative interior design meets thoughtful modern living.

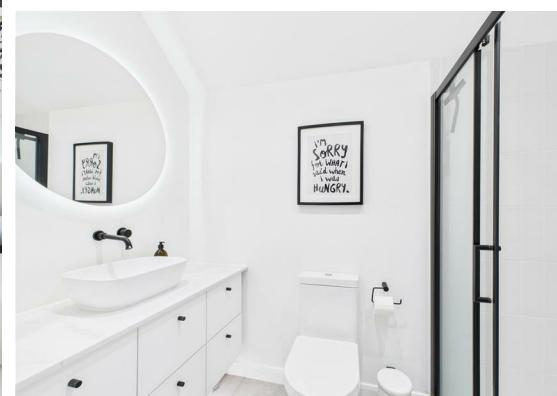
LED lighting guides you down to the front door and hints at the contemporary feel inside. The house opens into a spacious open plan living area which forms the heart of the home, combining a welcoming lounge, a sleek modern kitchen and a bright dining space overlooking the garden. Quartz worktops, integrated appliances and a hot water tap elevate the kitchen, while Crittall style doors lead to a dedicated office that provides a calm workspace. A laundry room and pantry cupboard add welcome practicality, and the entire ground floor benefits from underfloor heating.

Upstairs the master bedroom impresses with a vaulted ceiling, juliet style doors and a hidden walk in wardrobe. A separate door within the bedroom leads to the stylish shower ensuite, creating a private and well thought out layout. The family bathroom features a four piece suite with a roll top bath, and two further bedrooms offer flexibility for guests, children or additional workspace.

The garden is arranged over two tiers. A generous decked area creates a perfect setting for outdoor dining and summer gatherings, while the lower lawned tier offers space for children to play or for gardening enthusiasts to enjoy.

This is a home that has been thoughtfully designed, beautifully presented and clearly loved by its current owners. Private, stylish and wonderfully individual, it offers something very special for Kenley and is ready to move into and enjoy.





**Entrance Lobby**  
6'5" x 3'5" (1.96m x 1.05m)

**Living Room/Kitchen**  
36'4" x 15'8" (11.08m x 4.8m)

**Pantry Cupboard**  
5'8" x 2'5" (1.73m x 0.76m)

**Office**  
6'8" x 7'10" (2.05m x 2.41m)

**Landing**  
15'2" x 3'0" (4.63m x 0.93m)

**Master Bedroom**  
16'6" x 10'9" (5.03m x 3.29m)

**Walk in Wardrobe**  
5'10" x 4'6" (1.79m x 1.38m)

**Ensuite**  
7'11" x 4'5" (2.43m x 1.36m)

**Bathroom**  
9'3" x 9'8" (2.84m x 2.97m)

**Bedroom**  
10'5" x 12'5" (3.19m x 3.79m)

**Bedroom**  
8'11" x 9'4" (2.74m x 2.86m)

## Floor Plan



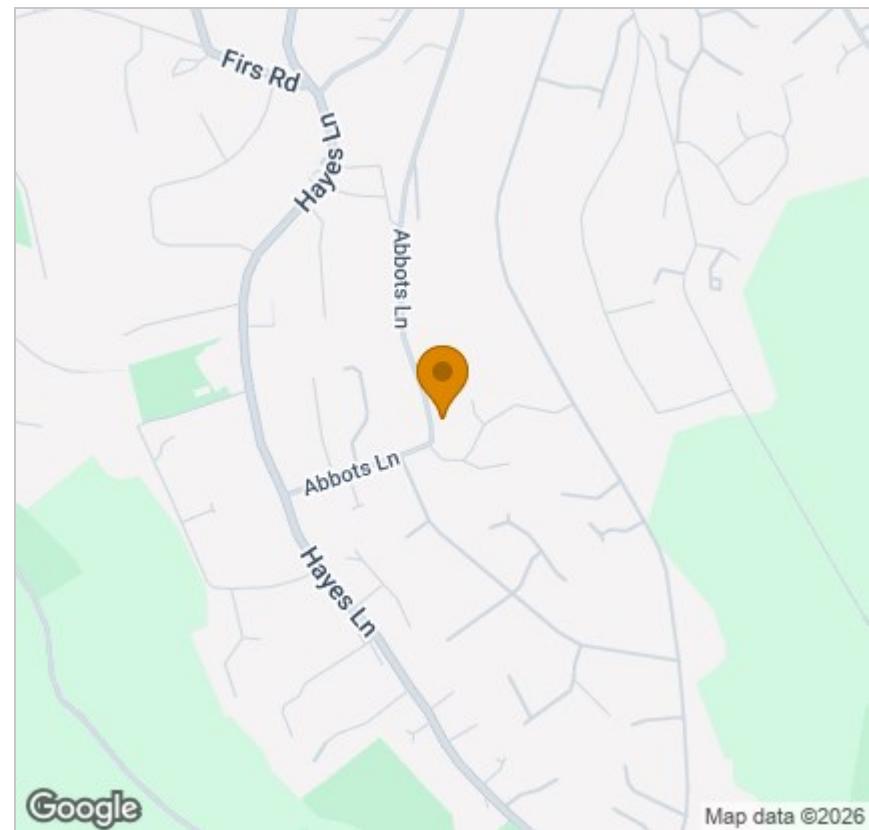
## Viewing

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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## Area Map



## Energy Efficiency Graph

